



## **SAN MIGUEL COUNTY PLANNING COMMISSION AGENDA**

**September 9, 2015**

**Miramonte Building, 333 West Colorado Ave., Second Floor Meeting Room, Telluride**

9:00 AM      Approval of Minutes; Planning Commission Comments and Staff Comments

9:15 AM      Master Plan Amendment: Continued Discussion and Consideration of an Amendment to the Telluride Regional Area Master Plan (TRAMP) to identify Neighborhood Commercial uses as Allowed Uses or Uses Allowed through a PUD Review Process

Discussion and Consideration of an Amendment to the TRAMP to allow a conversion of Low Intensity Industrial and/or “work” square footage on “Live-Work” designated lots to Deed-Restricted Dwelling Units

Adjourn

**For more information on the above proposal contact the  
Planning Department at (970) 728-3083**

**Times are approximate; items may begin earlier (except public hearings)  
or later than scheduled.**

**SAN MIGUEL COUNTY PLANNING COMMISSION****MINUTES – REGULAR MEETING  
July 8, 2015****Glockson Building, 1120 Summit Street, Columbine Meeting Room, Norwood**

Present: Kris Holstrom, Chair  
 Pamela Hall, Vice-chair  
 Lee Taylor, Secretary  
 Marty Schmalz, Regular Member  
 Ian Bald, Regular Member  
 Kevin Kell, Sr. Alternate

Absent: Lee Taylor, Secretary  
 M.J. Schillaci, Jr. Alternate

Planning Staff Present: Michael Rozycki, Planning Director  
 Karen Henderson, Associate Planner

Other County Staff Present: Steve Zwick, County Attorney  
 Mike Horner, County Road and Bridge Superintendent  
 John Huebner, Chief Deputy Clerk

9:15 a.m. **Site Visit: 85 Skalla Road, Norwood, Fleet Auto Service**

10:00 a.m. Called to Order.

**Approval of Minutes**

Kevin Kell made a **MOTION** to approve the minutes from the June 10, 2015 meeting as written. **SECONDED** by Marty Schmalz.

Pam Hall enunciated a clerical mistake she had found on minutes page two. The word “to” in the following phrase “Kevin Kell asked Mike Horner to if there” was unnecessary and was removed.

**VOTE PASSED 4-0.**

Kris Holstrom	Aye	Nay	<u>Abstain</u>	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Lee Taylor	Aye	Nay	Abstain	<u>Absent</u>
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	Aye	Nay	Abstain	<u>Absent</u>

**Planning Commission and Staff Comments**

Michael Rozycki, County Planning Director informed the Planning Commission regarding an upcoming meeting with Lawson Hill property owners concerning the Master Plan. He had a

meeting last week concerning a proposed mixed use development with representatives of the Hub Lots. He anticipates scheduling a meeting concerning Lawson Hill Master Plan for the August meeting. Rozycki updated the Planning Commission concerning the county participation in the Tri-State Transmission line major upgrade project from Montrose to Cahone. Mike stated the county and Dolores County is seeking a meeting with the State Land Board regarding a public access easement claim on CR40J near Lone Cone. He also mentioned the county is commenting on two EPA environmental cleanup projects located near Ophir. Mike said that activities and permits received in the Planning Office have increased and that the Planning Department is anticipating hiring an additional employee in 2016.

Mike Horner added that access to the Carbenero Mine is closed due to debris flow from a rain storm. Ian Bald asked why the county is interested in EPA cleanup projects in Ouray County. Rozycki clarified that they are located near the Town of Ophir.

**Rezoning Recommendation: from Wright's Mesa (WM) Zone District to Wright's Mesa Light Industrial (WMLI) Zone District: Lots 13-20 Skalla Subdivision #2; and Special Use Permit: Vehicle Service and Repair Shop in the WMLI Zone District: Lots 13-20, Skalla Subdivision #2**

Mike Rozycki, County Planning Director presented a public meeting record and Planning Staff Memorandum dated July 8, 2015 regarding a Rezoning Recommendation to Rezone Lots 13-20 Skalla Subdivision #2 from the Wright's Mesa (WM) to the Wright's Mesa Light Industrial (WMLI) and a Special Use Permit for a Vehicle Repair Business, Lots 13-20 Skalla Subdivision #2 Wrights Mesa.

Mike Rozycki stated a Special Use Permit was granted in 2007 for an auto repair business on Lots 13-16, with a limitation that up to five cars could be parked overnight outside the building on those four lots. He referenced the site walk with the Planning Commission and an aerial photo which showed that more cars associated with the business than permitted were parked on the site. He said he has had ongoing conversations with Ray Cossey, Applicant, concerning the number of vehicles parked on the site, and that this application for rezoning and special use permit is the culmination of an ongoing process to bring the expanded business operations of the Applicant into compliance with the county land used code.

Rozycki explained that the applicant's request for a zoning change would reduce the required setbacks from 30' to a 20' front yard and 15' to a 10' rear and side yard setback. He announced that the applicant would be able to construct a proposed 1,680 sq. ft. additional repair bay on the west side to the existing 3,560 sq. ft. building. He noted the Town of Norwood sent a letter stating that the applicant's lots were not eligible for annexation to the town, and that the town does not want to enter into any pre-annexation agreement.

Rozycki said the applicant provided a plan for the proposed addition and for the storage shed and storage containers already placed on the property without prior approval. He also explained that the applicant is planning longer business hours (Monday through Saturday from 7am to 6pm) than what was approved in 2007 (Monday through Friday, 8am to 5pm, with no work/business on weekends). He stated he had no concerns with extending the hours of operations, and added that no neighbors have complained about the repair shop operations and it hasn't been an issue.

The Applicant has acquired additional lots to the west within the Skalla Subdivision since 2007, and on the site plan proposes 25 parking spaces west of the existing building. Mike said a fence is proposed along the west property line.

The Planning staff received comments from the Environmental Health Director stating that if the proposed auto repair bay has a floor drain it would need to be connected to the existing sand and grease interceptor. The County Building Official made comments that building permits would be required for a new addition and the proposed roofs and if the new fence is higher than six feet. The Road and Bridge Superintendent commented that the Applicant will need access permits to the lots and would only allow access at certain points. Rozycki stated that the applicant has submitted the necessary applications to Road and Bridge.

Rozycki noted that a special use permit application in the Wrights Mesa Light Industrial Zone District is a one-step before the Board of County Commissioners. Planning staff did not notice its error since this was the first application received under the new Wright's Mesa Light Industrial zone district regulations.

Rozycki noted that Planning had received letters and a phone call from the applicant's neighbors in support of the application. It received one letter of opposition from a neighbor who owns a rental property that is for sale.

Mike stated the Planning Department is recommending approval of the Rezoning of all eight lots to the Wright's Mesa Light Industrial (WMLI) Zone District and approval of the Special Use Permit, subject to the specific plan presented by the applicant, and that any approval will run with the land and with a list of 15 recommended conditions. The Applicant has been provided with a copy of those conditions.

Mike pointed out that a three year annual review period is a requirement of approval for this Special Use Permit. Several conditions have been modified from how they were presented in the Planning brief. The six-foot high fence along the west side of Lot 20 shall be constructed as pictured in the applicants July 6, 2015 email of rusty metal panels capped in metal with inlaid panels; the original recommendation was wood but the design has changed. No outdoor lighting is allowed on Lots 17-20, all signage will comply with the Land Use Code, parking is limited to 25 cars and cars parked overnight shall have a valid current registration and license. No vehicle sales lot is authorized.

Mike requested that Planning Commission take an action regarding the Rezoning first and the Special Use Permit second.

Kris Holstrom, Planning Commission chair, asked if each lot shaded area in lavender on the zoning (future land use) map will have to go through a rezoning process similar to this applicant? Rozycki answered yes and provided the county's justification for the review concept.

Kevin Kell, Planning Commission member, asked who owned the lots on either side of Billy Boyd's property. Billy Boyd, neighbor of applicant, replied that he also owned those lots.

Marty Schmalz, Planning Commission member, asked if a customer could have a car repaired at the site even if it does not have a valid and current registration and license. Mike Rozycki replied that the intention of the recommended condition is to prevent lots from becoming a junkyard. Ray Cossey stated he doesn't have an issue with this condition. Marty then asked why an annual review of the permit was required for three years after approval. Rozycki stated the county wants to keep a closer watch on operations because of the previous issues concerning the applicant's compliance with the 2007 permit. Ray Cossey explained the business needs for parking of vehicles. Billy Boyd posited that the fence to be constructed should alleviate any concerns of any view corridors. Rozycki clarified that the fence required on the north side is to control the access point to the lots not to shield the view. He added that the required fencing is appropriate for the permit in staff's opinion.

Kris Holstrom questioned why in condition 10 it states that the new building addition will be sided with wood. She stated that she preferred the design of the current building sided with wood and metal. Ray Cossey said he would be using the rust tin for siding the lower portion of the building. Karen Henderson and Mike Rozycki replied that condition 10 would be modified to include metal siding on the building to match the existing building.

Others present: Ray Cossey, Fleet Services, Applicant; Pamela Barrett, Fleet Services, Applicant; Billy R Boyd, neighbor

Marty Schmalz made a **MOTION** to recommend approval of the Rezoning of Lots 13 through 20 Skalla Subdivision #2 from the Wright's Mesa (WM) Zone District to the Wright's Mesa Light Industrial (WMLI) Zone District to the Board of County Commissioners finding it consistent with Wright's Mesa Master Plan and County Land Use Code Section 5-1803 Rezoning, and find that Lots 13 through 20 are identified as appropriate for Light Industrial uses in the Wright's Mesa Light Industrial zone and both the Wright's Mesa Master Plan and the Town of Norwood Master Plan. **SECONDED** by Pam Hall. **VOTE PASSED 5-0.**

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Lee Taylor	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

Marty Schmalz made a **MOTION** to recommend approval of the Vehicle Service and Repair Business Special Use Permit to the Board of County Commissioners as represented finding the proposed uses to be consistent with the Wright's Mesa Master Plan and Land Use Code Section 5-319-3 Table of Allowed Uses; Section 5-319 H. IV. d. Vehicle Service and Repair, and Section 5-319 I. Site Development Standards for Uses on Wright's Mesa with the following conditions contingent upon receiving approval of the Wright's Mesa Light Industrial (WMLI) Zoning from the Board of County Commissioners and includes conditions 1 through 15 with a modification to condition 10 which will include metal and wood matching the existing building:

1. The Special Use Permit will run with the land and is subject to the specific approved site plan. Any changes to this approval and site plan will require the applicant or subsequent owner to reapply to the County and/or obtain Administrative approval of the proposed changes in

accordance with the applicable Land Use Code Standards prior to implementing any changes to the approved site specific plan.

2. An annual review will be conducted by the Planning Department to include referrals to the County Building Official, Environmental Health Director, and County Road Superintendent for 3 years from the date of this approval for compliance with the stated conditions of approval, environmental concerns, and all representations made by the applicant. After the third year of operation the Planning Commission will review the application for compliance with the terms and conditions of approval. If during these reviews, or in response to public complaints, it is determined that the applicant has not or is not complying with the terms and conditions of this Special Use Permit this matter may be scheduled for review by the Board of County Commissioners who may allow the use to continue, add additional terms and conditions of approval to address impacts and/or suspend or revoke the Special Use Permit.
3. No outside storage of materials, dismantled vehicles or inoperable equipment shall be stored outside of the permitted structures.
4. The applicant shall construct a 6-foot high fence along the west side of Lot 20 as pictured in his July 6, 2015 email of rusty metal panels that are capped in metal with panels inlaid in from the front face of the post. The applicant will also construct a low split rail fence across the front of Lots 17 through 20 with the exception of the 30 foot driveway access point to prevent random access to the parking area.
5. The applicant shall comply with the comments provided by the County Building Official in his June 23, 2015 email and the County Environmental Health Director in his June 22, 2015 email. i.e. he will need to obtain a Building Permit for the proposed addition to his existing shop, for the covered storage facility, and to construct a roof over the porch area.
6. The applicant shall comply with the comments provided the County Road Superintendent in his July 23, 2015 email as follows:
  - a. Resolution 2007-1 approving the existing auto repair business required that the applicant abandon the access to Lot 16 and re-apply for access to Lots 14 and 15 as shown on his original application. This condition has not been completed. Road & Bridge is recommending that the application apply for access to Lots 14 and 15 and abandon access to Lot 16 as previously required.
  - b. The current proposal is showing parking on Lots 17-20 with no access plan. As a condition of approval the applicant shall submit an application for a Road & Bridge access permit on these lots showing a clear access plan that identifies one point of entry to the County Road rather than what appears to be random access of Skalla Road.
  - c. No parking will be allowed on the county roads or right-of-ways including Hazel Street, CR 42.9Z, Skalla Road, CR Z42.9, Vail Street, or CR 42.8Z. In addition, the alley north of the existing repair shop between Hazel Street and Vail Street must be kept clear at all times for emergency access.
  - d. No business signs or other advertising will be permitted in the county road right-of-way.

7. Hours of Operation Monday through Saturday from 7 a.m. to 6 p.m.
8. All exterior lighting will be shielded. No outdoor lighting shall be installed on lots 17 - 20.
9. All signage will comply with Land Use Code Section 5-704 Signs.
10. The Building addition will be sided with wood and metal to match existing structure and roofed with colored non-reflective metal roofing to match the existing building.
11. Parking shall be limited to a maximum of 25 cars as shown on the site plan. Cars parked overnight on site shall have a valid current registration and license.
12. All service and repair work shall occur within the building not in the open.
13. The Road and Bridge access permits and associated improvements, as well as the installation of the required fencing shall be in place and determined to be acceptable to the Road & Bridge Superintendent and the Planning Director prior to issuance of a Certificate of Occupancy for the proposed addition to the auto repair garage or within 120 day from the date the BOCC approves the rezoning of these lots to WMLI.
14. Approval of this Special Use Permit is not an approval or authorization to operate a car or vehicle sales lot on the subject lots.
15. All written representations of the applicant, in the original submittal and all supplements, are deemed to be conditions of approval, except to the extent modified by this Resolution.

**SECONDED by Kevin Kell. VOTE PASSED 5-0.**

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Lee Taylor	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

10:37 a.m. Adjourned

Respectfully Submitted,

\_\_\_\_\_  
John Huebner, Chief Deputy Clerk

Approved on \_\_\_\_\_.

SAN MIGUEL COUNTY PLANNING COMMISSION

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Lee Taylor, Secretary

[P:\CPC Meeting Minutes\2015\20150708-PC\pc.7.15minutes.docx]

DRAFT



# MEMORANDUM

TO: San Miguel County Planning Commission  
FROM: Michael Rozycki, Planning Director   
RE: Continued Discussion and Consideration of an Amendment to the Telluride Regional Master Plan (TRAMP) to identify Neighborhood Commercial (NC) Uses as Allowed Uses or Uses Allowed through a PUD Review Process on the Industrial Zoned Lots within the LH PUD.

Discussion and consideration of an Amendment to the TRAMP to allow a conversion of Low Intensity Industrial "work" square footage on the "live-work" designated lots to Deed-Restricted Residential Dwelling Units to provide more affordable, workforce, housing units in the Telluride region.

DATE: September 9, 2015

[text/MP/ LHPUD.nc.uses.amend]

The Planning Commission held a Work Session on March 11, 2015 to discuss the Lawson Hill Property Owner's request that the Telluride Regional Area Master Plan (TRAMP) be amended to identify "Neighborhood Commercial Uses" as Allowed Uses on any and all of the Low Intensity Industrial (I) zoned lots within the Upper Lawson Hill Planned Unit Development (LHPUD), as an "Overlay". The 1992 Future Land Use Map for the TRAMP designates Lawson Hill as Utility/Light Industrial, Public Institutional, Open Space and Low Density Residential Cluster. This Map does not specify or identify Neighborhood Commercial Uses or Affordable Housing as a Future Land Use within the Lawson Hill PUD. The 1992 First Amended Preliminary Development Plan as approved by the Board of County Commissioner's (BOCC) provided for up to 303,000 square feet of low intensity industrial floor area to provide utility, light industrial and support service uses not otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses (businesses) found within the Town of Telluride. In the Planning staff's opinion the first step needed in order to consider adding additional Neighborhood Commercial Uses as either Allowed Uses or uses allowed through an appropriate review process within the Upper Lawson Hill PUD is to amend the TRAMP. In reviewing the original PUD agreement I believe it was understood and recognized that there would be future changes and modifications to the PUD approvals to address the changing circumstances and conditions as the community built-out and matured overtime to reflect and provide for the evolving needs of the Lawson Hill community. .

In addition to discussing an amendment to the TRAMP concerning NC Uses within the Upper Lawson Hill PUD at the March 11, 2015 work session there was also a general discussion concerning amending the Master Plan to allow conversion of the assigned industrial square footage in several of the "live-work" designated I zoned lots, that have not developed and remain vacant, to deed-restricted residential in order to encourage and provide an incentive to build more affordable housing units in the Telluride Region. The undeveloped "live-work" designated lots include Lots C, E and L in Upper Lawson Hill. This discussion may also extend to Lot D which has developed with a mix of "live-work" units but appears to have been modified to increase the number of residential units from what was originally permitted or assigned in the LH Land Use Matrix.

At the March 11<sup>th</sup> Work Session there was also discussion as to whether the LHPOC should submit a formal application concerning amending the TRAMP to add neighborhood commercial uses as appropriate uses within the LHPUD or should the Planning Commission initiate the matter of amending the TRAMP as it applies to the Lawson Hill PUD and possibly the 20-acre SMVC property on the north side of the San Miguel River. In considering this matter and the fact that the LHPOC does not currently own any of the Industrial zoned lots in the LHPUD, coupled with the fact that the Planning staff after conferring with the owners of the undeveloped "Live-Work" lots is going to recommend an additional amendment to the TRAMP re potentially increasing the allowed deed-restricted residential density on these "Live-Work" lots, it is staff's recommendation that the Planning Commission initiate the update, review and amendment of the TRAMP as it pertains to properties within the Upper Lawson Hill PUD. Included in the CPC's packet for this upcoming meeting are copies of the March 11, 2015 Staff memorandum together with the minutes from that Work Session. Also included is a copy of the December 16, 2013 letter from the LHPOC to myself as the County Planning Director.

In considering the matter of amending the TRAMP and the LHPOC's request regarding NC Uses I believe it is important to keep in mind that the statutory intent of a Master Plan is to set forth the Planning Commission's recommendation as to the most desirable use of the land from the community's perspective. The Master Plan of a County shall be an advisory document to guide land use decisions. The Planning Commission's actions regarding an amendment to the Master Plan are advisory only and are a legislative matter. It is Zoning that provides the detailed means of giving legal affect to the goals, policies and matters set forth in the Master Plan.

During the March 11, 2015 Work Session there were a number of issues discussed and concerns raised that staff felt needed to be discussed further with the LHPOC Board and also with the potentially affected landowners. Included in the CPC materials is a copy of email correspondence between Pam Hall, LHPOC, and myself dated May 21, 2015; a listing of the issues I felt needed further discussion are included in my email to Ms. Hall. On July 14, 2015 Planning staff held a meeting with several LHPOC representatives and some of the owners of the Industrial Zoned properties within the LHPUD. Included in your packet is a copy of the agenda for that July 14<sup>th</sup> meeting. During this meeting we discussed the 2009 Amendment to the TRAMP where the Planning Commission recommended that consideration be given to allowing a "mixed use" development on the "Hub Lots" (2AF, 2B, 2C, and 2E) to include (light industrial), trip reducing neighborhood commercial uses to serve the existing and future residents at Lawson Hill and surrounding neighborhoods, together with affordable housing, and Intercept Parking. This 2009 TRAMP amendment acknowledged that as part of a proposed "mixed use" PUD application the following new "close at hand" services including a neighborhood market, liquor store, banking, dining, coffee, florist, hardware, package delivery/office supplies, dry cleaners, drug store, auto parts, barber and a fitness center may all be appropriate neighborhood commercial uses on the Hub Lots for consideration through rezoning and a PUD review procedure. A Conceptual Development Plan is to be provided for the "Hub Lots" in their entirety prior to considering rezoning of the property and going through the PUD process to allow any of these identified NC uses or deed-restricted affordable housing. The owners of the Hub Lots (Big Dog & Gordon) have recently submitted a "Lawson Hill Hub Lots Study Plan" that depicts a conceptual "mixed-use" development plan for their properties, which also includes a variety of uses on the County's "Intercept Parking" lot property. Included with this "Study Plan" is a list of

“contemplated NC uses” for the Hub Lots that would be considered through rezoning and a PUD review procedure. This conceptual plan appears to include a substantial increase over the assigned industrial or non-residential square footage allocated to the Hub Lots.

#### Planning Staff Comments and Recommendations:

##### Neighborhood Commercial:

I am supportive of and would encourage the Planning Commission to develop and adopt an amendment to the TRAMP that would identify new “close at hand” Neighborhood Commercial Uses that offers goods and services needed by residents, students, existing businesses, employees and customers on a daily or frequent business as an appropriate Land Use classification for the Industrial Zoned lots within the Upper Lawson Hill PUD. Unlike the 2009 Master Plan amendment this addition or amendment would not be limited to the Hub lots. The LHPOC in its letter requesting this amendment asked that the addition of neighborhood commercial uses to the I zoned lots be added as an overlay to the I Zone District. While I fully support an amendment to the TRAMP I’m not certain at this juncture of the best or most appropriate method or manner for implementing modifications to the existing zoning, the Lawson Hill Land Use Matrix and PUD approval. While I can appreciate not wanting to limit the potential for neighborhood commercial uses to specific lots with the PUD or creating a situation where one or more landowner’s has a monopoly of the future neighborhood commercial uses I’m not certain at this time if an overlay zoning or allowing NC uses on all lots is practical or workable. For example the 2009 Master Plan amendment for the HUB lots contemplated a “mixed use” development to include retaining low intensity industrial, adding NC uses and adding Affordable Housing in addition to the County Intercept Parking use. In reviewing the existing LH Land Use Matrix there are several lists of Industrial Uses that apply to the different industrial zoned lots, e.g. the list of Allowed Uses on the Industrial zoned “live-work” lots are different than the list of allowed uses on some of the “straight” industrial zoned lots. I remain concerned about including neighborhood commercial uses on the “live-work” designated lots that are on the south side of Society Drive running up the hill west of the Society Turn Business Center. My concerns are with increasing traffic and the compatibility of combining residential, commercial and industrial uses within the same building. In my opinion the most desirable use of these “live-work” lots, that have not developed, to meet the needs of the community would be for additional deed-restricted residential housing.

In reading the December 16, 2013 letter from the LHPOC there is a statement that they’ve found that the demand for Low Intensity Industrial uses within Lawson Hill has been limited. The letter also discusses the Ilium Valley Industrial Park and suggests that that area will provide for and meet the demand for Light Industrial zoned properties to serve the Telluride Region. In my review and evaluation of land uses and the available amount of Light Industrial zoned properties I do not agree that there is an excess of light industrial zoned properties in the region. There is little or no industrial zoned property within the Town of Telluride or in the Town of Mountain Village. With the approval of Amendment 64 (legalizing recreational marijuana grow facilities) and an upturn in the local economy and construction activity there is little or no property within the Ilium Park Industrial Park available for purchase or lease for industrial uses at this time. While I’m supportive of adding NC as an appropriate Land Use classification within the Upper

Lawson Hill PUD I believe it's important to retain land in Upper Lawson to provide for light industrial and service uses not readily available within the Telluride Region. As we get to the actual implementation through amendments to the LUC, rezoning or amending the PUD it may be appropriate to identify portions of the developed buildings within the PUD as appropriate for NC Uses. This will also likely include a discussion regarding developing appropriate standards for parking for a range of neighborhood commercial uses that may create the need for more parking than what is currently prescribed in the LH Land Use Matrix and County LUC.

The 2009 Master Plan Amendment for the Hub lots included a provision stating that the size and scale of the neighborhood commercial uses should be limited to preclude the development of large "big box retail stores and to balance the needs of Lawson Hill residents and minimize potential adverse impacts to businesses in the Town of Telluride. Some of the Hub lots, as well as the Alpine Lumber and Viking Rental buildings, based on assigned square footage, have the potential for development of "big box" stores while the existing building spaces within the Society Turn Business Center for example are not large enough to accommodate a big box retail store.

#### Affordable Housing:

The Preliminary Development Plan Approval for the LHPUD provided for up to 252 dwelling units of deed-restricted housing affordable housing together with 48,000 sq. ft. of low intensity industrial floor area associated with deed restricted affordable housing in "live-work" units. Almost all of the Single-family and duplex deed-restricted dwelling units have been constructed and are being occupied. The majority of the assigned but un-built dwelling units within the LHPUD are associated with the I zoned lots that are designated "live-work" In discussing this issue with the owners of Lots C, E & L it is my understanding that all are generally supportive of the CPC amending the TRAMP to support and allow a conversion of the Low Intensity Industrial "work" square footage on these "live-work" designated lots to Deed-Restricted Residential Dwelling Units as an incentive to potentially building more residential dwelling units than is currently assigned in the Lawson Hill PUD and Land Use Matrix. If an owner were to elect to pursue this option as an alternative to developing their property under the current I zoning and "live-work" designation they would apply to rezone the property AHPUD and amend the PUD to increase the assigned number of residential units and the zoned population. Further discussion would be needed before considering applying this same conversion alternative to the various existing developed "live-work" properties.

#### Summary of Process

Amendments to the County's Comprehensive Plan or "Master Plan" are subject to a One-Step Review, pursuant to LUC Section 3-5; such amendments require a Public Hearing before the Planning Commission. Depending on the outcome of the discussion at the upcoming meeting on September 9, 2015 and the direction from the CPC we would draft specific Master Plan Amendment language similar to what was done in 2009 and then advertise this matter for Public Hearing before the Planning Commission possibly as soon as the October 14, 2015 regular Planning Commission meeting.



Mike Rozycki &lt;miker@sanmiguelcountyco.gov&gt;

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**CPC neighborhood commercial**

1 message

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**Pamela Hall** <lawsonhill@gmail.com>

Tue, Aug 18, 2015 at 10:55 AM

To: Mike Rozycki &lt;miker@sanmiguelcountyco.gov&gt;

Hi Mike,

I just reread the minutes from the March 11th CPC meeting at which, we had a work session about neighborhood commercial. The CPC left it that either the CPC would initiate the review of the Master Plan for Lawson Hill and SMVC or have Lawson submit a formal request for an amendment to the master plan. They were allowing you to choose what you thought might be the better approach. I am not sure which you think would be better. I believe we would be open to either as long as it does not slow our request further.

I would like you to consider having Lawson Hill meet with the planning commission September 9th to continue this discussion on the addition of neighborhood commercial in the Telluride Regional Master plan for the Industrial zoned lots in Lawson Hill. In speaking with my board and reviewing our list of desired uses we still feel it meets the intent of the uses that were contemplated in the 2009 amendment to the Hub Lots. Fitness center and bowling alley are already allowed on some lots, so these are not new just expanded as an option. Neighborhood market was just expanded by calling out meat /fish market, and health food store. Furniture showroom is an expansion of an allowed use in the matrix "unfinished furniture and cabinet manufacturer". The cell phone store may already be allowed under "computer sales and repair" in the matrix. We can remove archery and movie theatre if this is a challenge to the application. The rest of the list seems consistent with the one in the 2009 resolution for the Hub Lots. The section in the 2009 Hub Resolution on size and scale specifically does not allow for "Big Box neighborhood" uses. I think this still allows for the big boxes we already have with Alpine and Viking. The Hub resolution was specific to those lots so it can not be used in its entirety, but there are some aspects that align with our request.

I have spoken with the current Hub lot owners and I think that they would like to be included in any overlay that may be considered for the "I" zoned lots as requested by Lawson Hill, but they are also working on their own plan to submit and anticipate acting separately from our application. I think it will be difficult for Lawson Hill to align to the same time frame as the Hub Lot owners as we have little to no control over their schedule. Their application may also be controversial and therefore slow. We would like to see our request move forward so we may be able to see businesses open with some of the desired neighborhood commercial uses, in existing real-estate in Lawson Hill.

Please let me know how you would like to proceed.

Thank you,

Pam

Lawson Hill Property Owners Co.

P.O. Box 3927

Telluride, CO 81435

[970-728-5893](tel:970-728-5893)

## NEIGHBORHOOD COMMERCIAL USES

Master Plan Amendment 2009 includes neighborhood market, liquor store, banking, dining, bakery, coffee, florist, hardware, package delivery/office supplies, dry cleaners, drug store, auto parts, barber, and fitness center.

LHPOC proposed uses include but not limited to: liquor store, drug store, pharmacy, neighborhood market, meat/fish market, health food store, hardware store, automotive parts, shipping store, office supply store, florist, bank, restaurant, bar/pub, delicatessen, bakery, furniture showroom, cell phone store, movie theatre, bowling alley, archery, fitness center and any other similar neighborhood commercial uses.

HUB Lots proposed uses "close-at-hand" services including a neighborhood market, health food store; bank and banking services; food and alcohol service including bakery, coffee shop, delicatessen, restaurant, and pub; hardware and home improvements store; shipping and delivery services; office and business supplies; pharmacy; automotive parts store; barber; hair salon; day spa; fitness center; book store; furniture sales and storage; florist; garden center; nursery; cannabis retail dispensary; health and wellness offices, facilities and services; sporting goods store; meeting facilities; dry goods store; movie theater; video rental; and related and accessory uses.



**CURRENT USES PERMITTED (PULLED FROM THE LAWSON HILL MATRIX) FOR COMPARISON:**

Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, and the following specified uses including gasoline service station and accessory uses; car wash; commercial laundry; dry cleaner; appliance, electronics and computer sales and repair; commercial catering; unfinished furniture and cabinet manufacturer; bowling alley and the other uses allowed on Lot A-2 and appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.

**NEW LANGUAGE FOR MASTER PLAN AMENDMENT WITH ADDITIONAL LISTED USES:**

It is contemplated that the owners may in the future apply to rezone the property from the Low Intensity (I) Zone District to Light Industrial, Deed Restricted Affordable Housing and Neighborhood Commercial. The AHPUD Zone District allows deed restricted single-family dwellings, duplexes, and multi-family dwellings, as well as Neighborhood Commercial Uses that offer goods and services needed by residents of the PUD on a daily or frequent basis, including but not limited to a convenience store, drug store, liquor store, self-service laundry and postal service substations pursuant to a PUD Procedure, as provided for in Land Use Code Section 5-305 E.

It is also acknowledged that the following new "close-at-hand" services including a neighborhood market; health food store; bank and banking services; food and alcohol service including bakery, coffee shop, delicatessen, restaurant, and pub; hardware and home improvements store; shipping and delivery services; office and business supplies; pharmacy; automotive parts store; barber; hair salon; day spa; fitness center; book store; furniture sales and storage; florist; garden center; nursery; cannabis retail dispensary; health and wellness offices, facilities and services; sporting goods store; meeting facilities; dry goods store; movie theater; video rental; and related and accessory uses may all be appropriate neighborhood commercial uses on the Hub Lots for consideration through rezoning and a PUD review procedure.

## MEMORANDUM

TO: San Miguel County Planning Commission  
FROM: Michael Rozycki, Planning Director  
RE: Work Session: Potential Amendments to the Telluride Region Area Master Plan  
DATE: March 11, 2015 [\[text/mp/work.session.tramp.lawson.ah\]](#)

The Planning staff has scheduled this work session with the Planning Commission (CPC) to discuss a proposed amendment to the Telluride Regional Area Master Plan (TRAMP) that has been requested by the Lawson Hill Property Owner's Company that would identify "Neighborhood Commercial Uses" as allowed uses on any and all of the Low Intensity Industrial (I) zoned lots within the Upper Lawson Hill Planned Unit Development (LHPUD), as an "Overlay". An amendment to the Telluride Regional Area Master Plan in staff's opinion is the first step needed in order to consider adding additional Neighborhood Commercial Uses as either Allowed Uses or Uses Allowed through some appropriate review process within the Upper Lawson Hill PUD. As a part of this work session with the Planning Commission staff is also intending to ask the Planning Commission to discuss various issues and matters related to making recommendations concerning a potential increase in the amount of Affordable Housing (ownership and/or rental) that may be considered and allowed both within the Lawson Hill PUD, as well as, beginning a discussion of the issues involved in identifying additional sites within the Telluride Region that may be appropriate and viable for more Affordable Housing and/or Work Force Housing within the Telluride Region to meet the needs of the local work force..

### Neighborhood Commercial Uses within the Lawson Hill PUD

The 1992 First Amended Preliminary Development Plan Approval for the Lawson Hill Planned Unit Development set forth the developer's (Telecam) intent and purpose in developing the Lawson Hill PUD and the terms and conditions of the Board of County Commissioner's (BOCC) approval of this Preliminary Development Plan. This approved development plan provided for up to 252 dwelling units of deed restricted affordable housing, 48,000 square feet of "live-work" units, 303,000 square feet of low intensity industrial floor area to provide utility, light industrial and support service uses **not otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses found within the Town of Telluride.** The BOCC's Preliminary Development Plan approval also provided for 30,000 square feet of public, governmental, civic, educational, and humanitarian health care services together with a few miscellaneous land uses. At present there is a Lawson Hill PUD Development Plan Land Use Matric that lists each of the lots within the PUD, refers to various notes identifying the Allowed Uses on each of these lots, the Area & Bulk requirements, required parking and any special conditions that may apply to the development of a specific lot.

In addition to the Preliminary Plan Approval for the Lawson Hill PUD there was also a Pre-Annexation, Utility Connection and Hydropower Lease Agreement for the Lawson Hill Project dated 5-14-1991 that was entered into between the Town of Telluride and Telecam Partnership. This agreement authorized the extension of the Town's municipal water and sewer systems to "Upper Lawson" subject to the terms and conditions of said agreement. The provisions of this 1991 Agreement concerning Annexation have passed beyond the agreed time period and as such are no longer in force and effect. This Utility Connection provision of this Agreement for Upper



Lawson not including the Illium Valley portion of the Lawson Hill PUD includes a specific section, Section 21 Land Uses. This section of the Agreement discusses which uses will be served by Town water and sewer, those uses that are allowed but may not be allocated town water and sewer service because they are deemed inappropriate or water consumptives uses, and how these land uses and development limitations would apply to future land uses and structures that were not identified in the original PUD approval and Utility agreement. Section 21 C. states that these land uses and development limitations shall apply to all future land uses and structures within the Lawson Hill Project, and shall not be modified, varied or exceeded unless and until the OWNER shall have applied to and been granted by San Miguel County, pursuant to the San Miguel County Land Use Code, the right to modify, vary or exceed such uses and structures. The Town shall have no obligation or duty to provide water and/or sewer service to any land or structure within the Lawson Hill Service Area unless the land uses and structure is authorized pursuant to this Agreement or any amendment hereto. I have included a copy of Section 21: Land Uses, as part of the back-up information for this work session. The County is not a party to this Utility Connections Agreement (UCA) and as such I will leave the interpretation of the terms and conditions of this UCA to the parties of the Agreement, i.e. the Town and LHPOC.

I have also included a copy of a December 16, 2013 letter from the Lawson Hill Property Owners Company addressed to me as the County Planning Director. This letter explains the LHPOC request that the SMC Planning Commission amend the Telluride Regional Master Plan, to add Neighborhood Commercial Uses as Allowed Uses in the Low Intensity Industrial (I) zoned lots in the upper Lawson Hill PUD as an overlay. This letter advises that the LHPOC does not own any of these I zoned lots but states that they believe the addition of various neighborhood commercial businesses would or could better serve the needs of the Lawson Hill community. The letter also asks that rather than identifying specific neighborhood commercial uses that would be allowed on the various I zone lots, as is done with the current Lawson Hill Land Use Matrix, they would prefer "an overlay" identifying that these proposed neighborhood commercial uses would or may be allowed on any and all of the I zoned lots including the "live-work" lots within upper Lawson Hill. This letter also states that the proposed neighborhood uses at Lawson Hill are not intended to compete with existing larger businesses located in the Town of Telluride but instead would be smaller businesses providing services that existing and future residents and users of Lawson Hill would require on a daily basis. The letter includes a list of the proposed neighborhood commercial uses that they are asking to be added to the list of allowed uses on all of the Industrial zoned lots in the Upper Lawson Hill PUD. A final comment in this letter is an assertion that the original approvals for Lawson Hill, which were granted some 20 years ago, were never intended to be static and remain unchanged rather changes were anticipated and expected over time to reflect and provide for the evolving needs of the Lawson Hill community.

Upon receiving the December 2013 letter from the Lawson Hill Property Owner's Company requesting an Amendment to the TRAMP regarding allowing additional Neighborhood Commercial Uses, based on my past experience with the Town concerning the 2009 Amendment to the TRAMP pertaining to the "Hub Lots" in Lawson Hill, as well as, the outcome of the work session with the Town of Telluride in February 2012 concerning allowing additional Neighborhood Commercial Uses within the Society Turn Business Center at Lawson Hill, I suggested and strongly encouraged the LHPOC representatives to meet with the Town of

Telluride to discuss their request and proposal before presenting this requested amendment of the TRAMP to the CPC. After some time in the spring of 2014 the LHPOC, Town representatives and County staff met, did a site visit of Upper Lawson Hill, and then formed a "Task Force" to see if some agreement or consensus might be reached concerning what additional uses may be appropriate and/or acceptable and how best to proceed. The Task Force met several times in the spring / summer of 2014 to discuss Neighborhood Commercial Uses and potentially agreeing on an amended Utility Connection Agreement for providing municipal water and sewer to serve these additional uses. Following the last meeting of the Task Force the Lawson Hill POC sent a letter to the Neighborhood Commercial Task Force members dated October 22, 2014 expressing their concerns and frustrations that the Task Force was not making progress toward the LHPOC's goal of gaining a favorable recommendation or consideration from the Telluride Town Council concerning allowing additional Neighborhood Commercial Uses to serve the Lawson Hill Community. In November I was again contacted by the LHPOC regarding proceeding with their requested amendment to the TRAMP to add Neighborhood Commercial Uses as allowed uses on the Industrial zoned lots in Upper Lawson Hill without reaching a prior agreement with the town concerning water and sewer services. .

In addition to the above information I have included several additional materials and correspondence concerning the Telluride Regional Area Master Plan and earlier discussions about possible amendments to the Telluride Regional Area Master Plan that would apply to the Lawson Hill PUD:

The first is a copy of a March 12, 2003 Planning Staff Memorandum that discussed two (2) potential land uses changes within Upper Lawson Hill. The first was the possible conversion (not increase) of existing industrial zoning at the upper site to neighborhood commercial uses offering goods and services needed by Lawson Hill residents on a daily basis. The second was the increase in affordable housing zoning by allowing a conversion of low intensity industrial "work" square footage in "live-work" units to deed restricted dwelling units.

In 2009 the CPC adopted an Amendment to the TRAMP changing the designation on the Future Land Use Map for the Telluride Region for the "Hub Lots" from Light Industrial to Neighborhood Commercial and Affordable Housing. The Hub Lots comprise approximately five (5) acres of land, subdivided into four (4) lots, located between the Conoco gas station and Alpine Lumber and Viking Rental. A copy of CPC Resolution 2009-1 is included in the back-up material for this work session. Following the CPC approval of this amendment to the TRAMP for the Hub Lots the landowner's submitted an application to the Town of Telluride requesting an amendment to the Utility Connection Agreement for the Hub Lots at Lawson Hill. In the fall of 2009 the applicants withdrew this pending application with the Town of Telluride and have not pursued a rezoning or amendment to the Lawson Hill PUD.

In February 2012 Kathy Green on behalf of the owners of the Society Turn Business Center requested the Town Council hold a work session to discuss and consider Neighborhood Commercial Uses for some portions of the developed buildings, about 7,500 square feet of the 30,000 square feet allocated for Industrial uses on Lots B-1 thru B-4. A copy of Kathy Green's letter together with an Article from the Telluride Daily Planet concerning this work sessions is also included in the back-up material for the CPC work session. The Town Council essentially

asked the Lawson Hill residents to consider annexation and did not indicate support for the requested change to allow more neighborhood commercial uses.

### **AFFORDABLE HOUSING**

During the BOCC's review San Miguel Valley Corporation's (SMCV) applications of the Preliminary PUD and Subdivision Plan and Rezoning of their Mill Creek property the County received a petition signed by approximately 500 people requesting the BOCC and Telluride Town Council to create an Affordable Housing Zone District for the Telluride Region, To Develop a Comprehensive Plan for such a Zone District, and to take action all other necessary actions to give legal effect to this Zone District. This petition asserts that there is a critical shortage of affordable housing within the Town limits and within the Telluride Region located in San Miguel County. The petition requests that the two entities (the Town & county) jointly develop a comprehensive plan for affordable housing. This petition also included a request that due to the inadequate affordable housing the BOCC declare a moratorium for land located in San Miguel county within 5 miles of the Town of Telluride on new or current PUD subdivision applications, etc. including SMVC's then pending applications for a period of six (6) months which may be extended as required to complete the work set out in the petition. In the course of the BOCC review of SMVC's pending applications the County Attorney advised that the BOCC could potentially impose such a moratorium but by state law it would not apply to pending land uses applications.

As part of the March 12 2003 Staff memo that is included in the CPC packet there is a discussion and information concerning giving consideration to amending the Master Plan as it applies to Lawson Hill PUD to allow conversion of industrial square footage in several of the "live-work" designated lots that have not developed and remain vacant to residential that would provide more affordable housing units in the region. This would include Lots C, E, and L in Upper Lawson Hill.

During the BOCC's review of SMVC's Preliminary plan applications there were some questions asked about the future development of SMVC's approximately 20-acre parcel they own on the north side of the river near Society Turn. Included in the CPC packet is a letter dated December 8, 2014 from Nicole Champine, on behalf SMVC acknowledging that their Society Turn parcel is one of the few remaining larger parcels in the Telluride Region that is well suited for consideration of various land use opportunities for the region. This letter acknowledges that there will need to be an amendment to the Telluride Regional Area Master Plan before they propose or submit a land use plan application and it also states that SMVC looks forward to participating in an amendment the Telluride Regional Area Master Plan amendment process at the County's earliest opportunity. Also included in the CPC back-up material is a copy of a February 4, 2015 letter from Joan May, BOCC Chair, to The Town of Telluride inquiring about a possible partnership for developing an Affordable Housing project on the county owned Sunnyside property just west of the Eider Creek Condos.

The Planning staff will provide and share additional information and maps of existing and potential affordable housing sites with the Telluride Region at the upcoming work session.

# **SAN MIGUEL COUNTY PLANNING COMMISSION MINUTES – REGULAR MEETING**

**March 11, 2015**

**Miramonte Building, 333 West Colorado Ave., Second Floor Meeting Room, Telluride**

Present: Kris Holstrom, Chair  
 Pamela Hall, Vice-chair  
 Lee Taylor, Secretary (arrived 9:05 a.m.)  
 Marty Schmalz, Regular Member  
 Ian Bald, Regular Member  
 Kevin Kell, Sr. Alternate  
 M.J. Schillaci, Jr. Alternate

Planning Staff Present: Michael Rozycki, Planning Director  
 Karen Henderson, Associate Planner

Other County Staff Present: Steve Zwick, County Attorney  
 John Huebner, Chief Deputy Clerk

9:04 a.m. Called to Order.

## **Election of Officers for 2015**

Marty Schmalz made a **MOTION** to nominate Kris Holstrom as Chair [for Planning Commission meetings in 2015]. **SECONDED** by Pam Hall. **VOTE PASSED 6-0.**

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Lee Taylor	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	Absent

Marty Schmalz made a **MOTION** to keep the remaining officers the same [Pam Hall as Vice Chair and Lee Taylor as Secretary]. **SECONDED** by Pam Hall. **VOTE PASSED 7-0.**

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	Absent

**Approval of Minutes**

Marty Schmalz made a **MOTION** to approve the minutes from January 14, 2015 meeting. **SECONDED** by Lee Taylor. **VOTE PASSED 5-0.**

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	<u>Abstain</u>	Absent
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	<u>Abstain</u>	Absent

**Planning Commission and Staff Comments**

Kris Holstrom, Planning Commission Chair, welcomed new member, MJ Schillaci to the Planning Commission. Michael Rozycki, County Planning Director, thanked and congratulated Lee Taylor and Kevin Kell for their re-appointment to the Commission, and added congratulations to Ian Bald who was moved from Senior Alternate to Member.

Michael Rozycki, County Planning Director, updated the Planning Commission regarding Board of County Commissioner (BOCC) approval of lot split and setback variance request regarding Lot 440 in Ilium Valley. Rozycki reported a final plat will be recorded culminating the adjustment of boundaries of three entities (Trout Lake and Lizard Head Homeowners and Federal Energy Regulatory Commission (FERC)) in and around Trout Lake. He added the San Miguel Valley Corporation (SMVC) Preliminary Plan was conditionally approved 1/15/15 and the Mill Creek and Deep Creek Mesa parcels rezoned by BOCC. Mike also announced that Gary Hodges, County Building Official retired in September 2014 after 24 years; and Doug Barry was hired to replace him beginning in April. No Planning Commission meeting is scheduled in April; the next meeting will be in May.

Kris Holstrom reported she had been leading public discussions concerning regional affordable housing solutions in the Telluride region, and stated affordable housing is a scheduled item at the Intergovernmental (IG) meeting (4/1/15). M.J. Schillaci, Planning Commission, disclosed she had attested the Town Mayor signature on the Telluride Utility Agreement and Telluride Council minutes that are included in the meeting packet. She added she worked temporarily on Telluride elections and received a \$150 payment. Lee Taylor, Planning Commission, asked if a blanket exemption for MJ could be made for her work as a Telluride town employee. Steve Zwick, County Attorney stated that for county purposes attesting documents is not a disqualifying act and does not pose a conflict of interest.

**Work Session Telluride Regional Area Master Plan Amendments (Neighborhood Commercial in Lawson Hill and Affordable Housing in Telluride Region)**

Mike Rozycki, County Planning Director stated today's meeting is a work session only and is not an action item. He also stated for the record that Pam Hall is the Manager of the Lawson Hill Property Owners Company (LHPOC) and is also a Planning Commission Member.

Mike Rozycki, County Planning Director updated the Planning Commission (PC) on the Planning Staff Memorandum dated March 11, 2015 regarding the Work Session: Potential Amendment to the Telluride Region Area Master Plan. The Lawson Hill Property Owners Company (LHPOC) requested "Neighborhood Commercial Uses" be identified as allowed uses

on Light Industrial (I) zoned lots in Upper Lawson Hill PUD as an "overlay" rather than specific uses associated with individual lot(s).

Rozycki presented a power point presentation titled "Master Plan Amendments: Telluride Regional Area Master Plan; Neighborhood Commercial Uses and Affordable / Employee Housing. (**Attachment A**)

Pam Hall, LHPOC Manager, explained the concept of an overlay district of approved uses for commercial lots in the Lawson Hill PUD zoned neighborhood commercial would not eliminate applicants requirement to justify to the county that a proposed use would work on an individual lot [adequate parking, traffic flows, safety hazard, etc.] Rozycki voiced a concern the county may under certain circumstances need to develop lot specific criteria, for example, appropriate parking standards for a movie theatre or bar rather than the one space required for Low Intensity Industrial uses. He is concerned with impacts from neighborhood commercial uses, studied in 2009 Master Plan Amendment, would trigger traffic improvements internally, and on State Hwy 145, and also with the larger issue concerning extension of water utilities by Telluride. Ginny Gordon, LHPOC, expressed her frustration with the Task Force formed with Telluride to address the pre-annexation and utility agreements, and stated that the LHPOC would instead work directly with the county on an amendment to the master plan.

Kris Holstrom, Planning Commission (PC) Chair, asked if the LHPOC had surveyed Lawson Hill residents concerning what specific services they would request. Ginny Gordon responded that it has been a process over the years determining services residents would want. Pam Hall replied that the LHPOC had performed a survey of its residents. Kris Holstrom suggested that it might be useful to perform a formal survey to whittle down the proposed list of neighborhood commercial services. Hall and Gordon said they want the "market" to determine uses for these lots, and to also be equitable toward Lawson Hill lot owners.

Kevin Kell, PC, commented that an artificial suppression of market demand on businesses was enacted when the Lawson Hill PUD was originally developed. He suggested a market approach be used with only a list of unacceptable uses.

Rozycki said he had attempted in 2013 to maneuver Telluride and Lawson Hill onto the same page concerning specific proposed commercial uses and utility agreements. He observed, however, that the Town went toward the annexation issue rather than addressing Lawson Hill's request. The LHPOC felt no progress was being made and ended its involvement with the Task Force.

Rozycki stated that the request for an overlay district of neighborhood commercial uses *only* be directed toward industrial lots rather than those industrial lots that include the Live Work designation. He is concerned that the HUB lots potentially could construct a large business building. He also added a list of identified specific uses could provide certainty to an applicant.

Lee Taylor, PC, said he owns a light industrial lot in Lawson Hill that has housing built on either side (Rio Vistas 2). He asked if any business owners had made application for purchase or rent for a specific business and been turned away. Kathy Green, Society Turn Business Center, stated a pizza delivery business at Society Turn Business Center was not approved. She stated the

Telluride Brewery production facility is limited to beer tastings only in Lawson Hill. She has received inquiries for second hand gear stores, children's stores, retail stores, and niche startup businesses that she had to turn away. Rozycki added that the restrictions on square footage and allowed uses from original the Lawson Hill PUD approval need to be revisited. Dan Dockray, Lawson Hill Hub Lot co-owner stated that he does not want to build a big box retail store; and said Lawson Hill would be re-vitalized if neighborhood commercial uses were allowed.

Kris Holstrom, PC Chair, said even if the Planning Commission approves these uses, applicants may be unable to use them because of the restrictions concerning Telluride's interpretation of Utility Extension Agreement. Mike Rozycki wondered if applicants should be required to obtain utilities from Telluride similar to HUB lots requirement in 2009 Master Plan amendment, as a condition of approval. He also stated that the County could approve this amendment to the Master Plan, and the Town could still refuse to provide utilities, and that Lawson Hill could potentially challenge this refusal through several means. Kathy Green said a private owner could argue a certain type of business is less water intensive in an application for utilities. Rozycki added that the Town had agreed to a change to approved uses by allowing a school (Mountain School).

Lee Taylor, PC, asked why there had not been additional development on the HUB lots since approval in 2009. Dan Dockray stated the market conditions related to the recession had prevented development. Ginny Gordon disagreed and said that agreement regarding utilities was not wholly completed and so they withdrew their development application. She also stated that the HUB lots should be included in a neighborhood commercial overlay district. Lee Taylor said the county is a federal enterprise zone and adding an entrepreneurial element to an overlay, may spur economic development. Kris Holstrom said Telluride Venture Accelerator businesses' often leave the region since they are unable to locate commercial lease space.

Pam Hall, LHPOC Manager, estimated that Lawson Hill PUD would only be at 40% of allowed water usage at full build out. Dan Dockray stated he and his fellow owners are ready to develop their HUB property if neighborhood commercial uses are allowed. Rozycki said the Town Council had showed a willingness to cooperate regarding the affordable housing component of Gordon's HUB lot application. Kathy Green commented that the term "big box retail" must be defined really well (franchises like Alpine Lumber and Timberline Ace hardware are needed).

Lee Taylor, PC, cautioned against some of the proposed allowed uses and said that the requisite foot traffic would not be drawn in a Lawson Hill location due to geographical constraints. Ian Bald, PC, wondered if the square footage limitation precludes most big box retail and said he also disliked certain smaller big boxes like "Dollar" stores. Rozycki said the 30,000 square foot limit currently allowed is still a large building.

Kevin Kell, PC, reiterated that any changes in Lawson Hill should be based upon the free market and what is best for Lawson Hill not the Town of Telluride. Kris Holstrom, PC Chair, said she had received several questions from a community housing group asking if Lawson Hill residents are amenable to annexation. Julie McNair, (LHPOC), said the issue had been discussed by residents at Lawson Hill annual meetings, but they had not wanted to spend funds on pursuing annexation. Pam Hall, LHPOC Manager, said, even if Lawson Hill was in support of an annexation to Telluride, it is a long process with no guarantee of success. Rozycki said Lawson

Hill residents want to see neighborhood commercial uses sooner rather than later. Rozycki stated it is appropriate for LHPOC to go through the Master Plan process and PUD Amendment with the county, but the county will be also be responsive to the adverse impacts to county residents, adjacent municipalities and existing businesses.

10:32 a.m. Recessed.

10:40 a.m. Reconvened.

Mike Rozycki, County Planning Director updated the Planning Commission on the Planning Staff Memorandum dated March 11, 2015 regarding a Work Session: Potential Amendment to the Telluride Region Area Master Plan concerning "Affordable Housing in the Telluride Region". He explained he has surveyed the inventory of vacant parcels in the region that are zoned for or would allow the construction of affordable housing units but have not been developed. He appreciates why these properties have not developed and wondered what incentives or changes could be made so they would be developed. Mike also questions how affordable housing developments would be funded or financed. During San Miguel Valley Corporation's (SMVC) land use application process the public questioned the proposed affordable housing mitigation as applied for on the Mill Creek Parcel. The public also asked if affordable housing could be constructed SMVC's 20-acre parcel at Society Turn. Rozycki stated the County had received a letter from SMVC's president declaring that the Society Turn parcel would not be developed until the Master Plan document concerning that parcel was updated.

Rozycki gave a Power Point presentation titled "San Miguel County Employee Housing."  
**(Attachment B)**

Rozycki mentioned that the county has collected nearly \$600,000 in residential impact fees which were adopted in 2006. Mike said that the Live Work lots located in the Lawson Hill PUD had not developed due to the lot's steep terrain, the recession, and parking constraints. He said that converting industrial uses to affordable housing use among other possibilities could be part of the master plan discussion.

Lee Taylor, Planning Commission member, requested clarification on the zoning of lots C and L, Lawson Hill PUD, and of the density of Live Work uses compared to residential uses. Rozycki replied the lots are zoned Light Industrial and are further classified as Live/Work. Rozycki explained there is a formula that at least 40% of the building be residential.

Rozycki stated a county owned parcel west of Eider Creek Condominiums is zoned affordable housing and the county has requested the Town of Telluride and county form a partnership to develop it. As part of the SMVC Mill Creek parcel approvals, a 3.2 acre parcel is designated for affordable housing and is adjacent to Telluride, and the developer would be obligated to pay 2/3 of the land development costs. Rozycki reported the public commented that the regional need is for rental housing.

Rozycki said the Towns of Mountain Village and Telluride identified sites for affordable housing in their municipalities and are at different points in the development process. Mike said the County needs to keep abreast of these projects and the entities need to keep each other informed. He added that certain sections of the 2011 Ouray and San Miguel Regional Housing Needs



Assessment commissioned by the SMRHA may need updating. Kris Holstrom, Planning Commission Chair, stated citizen meetings have discussed what needs to be updated in the study.

Rozycki reiterated that the county had a letter received from Nicole Champine, SMVC President asking for a Master Plan update, and stated its willingness to look at several development options for the 20-acre parcel at Society Turn. Tom Kennedy, Attorney for SMVC, said SMVC is listening and they have no specific development plans to discuss, but is willing to participate in the process. He added that SMVC is continuing to discuss water and sewer utilities for the Mill Creek Parcel with the Town of Telluride. Peter Jamar, land planner for SMVC, said light industrial uses need to be reviewed from a planning perspective, and he will participate in the process. He suggested more mixed uses and pedestrian access be considered rather than automobile access and industrial uses as currently zoned.

Pam Hall, Planning Commission, asked if the SMVC Society Turn property is dependent upon Town water utilities, and would it consider annexation to Telluride. Tom Kennedy answered that SMVC has water rights available to utilize for the parcel if necessary. He said SMVC would consider annexation dependent upon the intensity of uses proposed on parcel; the Town is indicating they would require annexation for this parcel if on Town utilities.

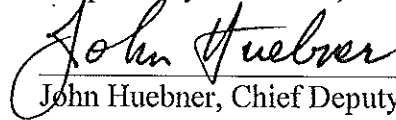
Mike Rozycki asked the Planning Commission if LHPOC should submit a formal application concerning neighborhood commercial uses or could the Planning Commission initiate a review of it and include the 20-acre SMVC parcel. Kris Holstrom, PC Chair commented the Planning Commission should initiate the review. Pam Hall, LHPOC manager, expressed concerns that grouping the two would slow down the LHPOC's request. Rozycki replied he was cognizant of LHPOC's concern, but combining the two would be an efficient use of his and the Planning Commission's time and efforts. Lee Taylor, PC, said other aspects of the Master Plan such as transportation and telecommunications also need to be discussed. Holstrom commented that the Lawson and Society Turn items do not need to be mashed together but acknowledged they are linked. Rozycki added that discussing Lawson Hill and Society Turn parcel are better discussed together to avoid a train wreck with Town of Telluride. Kevin Kell, PC, inquired if any Down Valley sites had been identified as potential affordable housing locations? Rozycki answered no. He stated sewer and water are constraints, and residents in Placerville do not want to grow. Holstrom said the public wants affordable housing as close to the Region as possible. Rozycki pointed out that housing should be located as close to the two towns (Telluride & Mtn. Village) since jobs are created in them, and stated that the county will do what it can.

Kris Holstrom asked if Mike had received the necessary direction from PC to move on the review of Master Plan. Mike Rozycki said he would meet with LHPOC after this meeting to discuss their request and to reiterate his concerns and see how best to move forward. Kris stated Mike has the support of the Planning Commission to move forward as he sees fit.

Others Present: Lynn Black, County Administrator; Anton Benitez, Executive Director, Town Mountain Village Owners Association

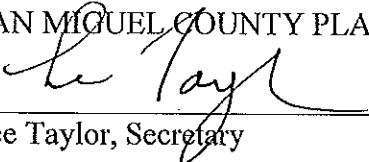
11:25 a.m. Adjourned

Respectfully Submitted,

  
John Huebner, Chief Deputy Clerk

Approved on 6/10/15

SAN MIGUEL COUNTY PLANNING COMMISSION

  
Lee Taylor, Secretary

[P:\County Planning Commission\pc.3.11.15minutes.docx]

## LAWSON HILL PROPERTY OWNER'S CO

P.O. Box 3927  
138 Society Drive, Unit B  
Telluride, Co 81435  
970-728-5893  
[lawsonhill@gmail.com](mailto:lawsonhill@gmail.com)

Bill De Alva  
Ginny Gordon  
Jody Van Stratt  
Julie McNair  
Pamela Hall

San Miguel County Planning Department  
Mike Rozycki: Via email

December 16, 2013

Dear Mike,

The Lawson Hill board is requesting the SMC planning commission to consider making changes to the Telluride Regional Master Plan, specific to the lots zoned Low Intensity Industrial and located in Lawson Hill. We would like to amend the Telluride Regional Master Plan (TRMP) to include the addition of neighborhood commercial uses to the Low Intensity Industrial zoned lots in the upper Lawson Hill PUD, as an overlay. The Lawson Hill property owners company does not currently own any of the Industrial zoned lots but instead finds that the addition of businesses that could better serve the residential owners, students, teachers, existing businesses, employees and visitors is desirable. We believe that rather than restricting the proposed additional uses to specific lots, some of which are not built would only serve to restrict free trade. We prefer an overlay of these uses on all the lots with similar zoning as a more equitable plan. We would also propose a new definition in the SMC LUC for the low intensity industrial zoning in upper Lawson Hill to include Neighborhood Commercial uses.

The addition of Neighborhood Commercial zoning will provide close at hand goods and basic services that are accessible and convenient to existing automobile traffic, transit, and non motorized modes of travel and be trip reducing in nature. These uses are not intended to compete with existing larger businesses located in the Town of Telluride but would instead be smaller businesses providing services that existing and future users of Lawson Hill will require on a daily basis.

The neighborhood commercial uses proposed to be added to the Low Intensity Industrial zones within Lawson Hill are to include but not be limited to: Liquor Store, Drug Store/ Pharmacy, Neighborhood Market, Meat/Fish Market, Health Food Store, Hardware Store, Automotive Parts, Shipping Store, Office Supply Store, Florist, Bank, Restaurant, Bar/Pub, Delicatessen, Bakery, Furniture Showroom, Cell Phone Store, Movie Theatre, Bowling Alley, Archery, Fitness Center and any other similar neighborhood commercial uses.

In addition to amending the TRMP, we are also asking to amend the current definition of Low Intensity Industrial in the Land Use Code specific to Lawson Hill to include these "Neighborhood Commercial" uses. This will require changes to the Matrix for all the Industrial zoned lots to include the uses mentioned above and subject to review by the SMC Planning Department and Lawson Hill BOD. We

recommend including language in the Matrix that makes it clear that these new uses are conceptually allowed but each will first require an application for a development permit approved by SMC and the LH Board. Each application would be reviewed for size, location, impacts and parking needs prior to approval. The end goal is to create an appropriate, thoughtful, balanced development that offers all of the basic services needed by the well established Lawson Hill Community.

The proposed addition of neighborhood commercial is consistent with the current zoning for AHPUD in the LUC section 5-305.

We have found that the demand for Low Intensity Industrial uses within Lawson Hill has been limited. Once the Lumberyard and Viking Rental were built there has been no pressing demand to build more limited industrial spaces. The Telluride Mountain School was permitted to locate on a Light Industrial Lot, clearly expanding the definition of the zoning and matching demand to the existing zoning. Since the Lawson Hill PUD was originally approved an additional 7 acres of Low Intensity Industrial was added, additional AH housing lots added and the neighborhood commercial eliminated. The Ilium portion of the Lawson Hill PUD remains mostly un-built proving the demand for Light Industrial zoned land within the region is in excess of demand.

Allowing businesses to grow as a natural reaction to demand makes sense. The need for services in Lawson Hill is real and would help the environment by reducing the miles driven for just basic necessities. Lawson Hill has traditionally not competed with existing businesses in the region but instead has acted as an incubator for support and start up businesses. Once established, they continue to support their town business, such as providing the kitchens for Aemono or Telluride Truffle's Telluride locations or providing a location to making Telluride Brewing Co Beer for local and statewide distribution, is clearly a support business for the Telluride Brewing Co. name. In some cases Lawson Hill offers small businesses an opportunity to get a start, until the time they can grow into a location in town. We are interested in expanding these opportunities with additional business options.

The original approvals for Lawson Hill were never intended to be static and unbending and changes were anticipated and expected to reflect evolving community needs. There have been numerous modifications to Lawson Hill approvals over the course of time in response to growth and demand. Lawson Hill is an established community and the time is now to make additional changes.

Respectfully,  
The Lawson Hill Board of Directors,



Mike Rozycki <miker@sanmiguelcountyco.gov>

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## Re: Planning Commission Meeting

1 message

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Pamela Hall <lawsonhill@gmail.com>

Thu, May 21, 2015 at 1:02 PM

To: Mike Rozycki <miker@sanmiguelcountyco.gov>

Hi Mike,

Thanks for the information. It helped me to read the draft minutes and recall what had been discussed. Do you have some dates in mind to coordinate a meeting with LHPOC? Do you think we would include all the industrial lot owners including the live work? Personally, the first week in June or first part of the second week would be best. I will likely take off after the planning commission meeting on the 10th for Denver to set up one of my shows. The couple of days before Bluegrass starts might work as well.

Pam

Pamela Hall  
Lawson Hill Property Owners Co.  
P.O. Box 3927  
Telluride, CO 81435  
[970-728-5893](tel:970-728-5893)

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From: Mike Rozycki <miker@sanmiguelcountyco.gov>

Date: Thursday, May 21, 2015 12:14 PM

To: Pamela Hall <lawsonhill@gmail.com>

Subject: Re: Planning Commission Meeting

Pam,

I had hoped to but I'm not prepared to present this matter re amending the TRAMP to the CPC at the June 10th meeting. We do have two other items on the 6-10 agenda both pretty simple & I understand from Kris Holstrom she is not going to be at that meeting.

I have attached a copy of the draft minutes from the March 11th CPC meeting and work sessions re Neighborhood Commercial within the Lawson Hill PUD and Affordable Housing in the Telluride Region. In re-reading the minutes there were a number of issues, concerns and ideas raised during this discussion and it was intended that I would meet with the LHPOC (possibly including some of the owners of I zoned properties) after the CPC work session to discuss the proposal and to reiterate some of the concerns and issues I commented on during the work session and see how best to move forward.

Here are some of the issues that I think need to be discussed when we meet"

Kevin Kell suggested we just identify uses that are unacceptable ( which I don't think is a good idea or workable)

I stated that in my opinion the neighborhood commercial uses should only be directed toward industrial lots and not



include neighborhood commercial uses on those lots that include the "Live - Work " designation where residences industrial uses and neighborhood commercial uses can and may occur in the same building.

Considering the assigned square footage on some of the Hub lots, especially if several lots were combined this designation could potentially lead to the development of a relatively large, may be even "big box" business.

How does this proposal or request affect or impact the CPC Master Plan Amendment approved for the HUB Lots

by the CPC in 2009-1. I have understood from Dan Dockray that "Big Dog" is preparing a "Mixed use plan to include

a proposed possible reconfiguration of the Hub lots including the County's Intercept lot.

Lee Taylor & Kris Holstrom both commented on the list or allowed NC Uses

I am also of the opinion that in talking about amendments to the TRAMP pertaining to Lawson Hill it is appropriate to

discuss the potential "highest and best use" of those "Live Work" Lots that have not developed for various reasons.

As I recall in the past there was some discussion about rezoning these lots from I to AH and allowing an increased

residential density as it seems there is currently more of a need for AH than there is for live work units.

I would like to organize and schedule a meeting to discuss these matters with the LHPOC in early June or mid June at the latest so we can get back to the CPC at the regular July meeting. I also intend to reach out to SMVC re their 20 acre parcel at "Society Turn".

regards,

Mike Rozycki 728-3083

On Thu, May 21, 2015 at 9:25 AM, Pamela Hall <[lawsonhill@gmail.com](mailto:lawsonhill@gmail.com)> wrote:

Hi Mike,

Do you know yet if we will have a planning commission meeting June 10th for the Telluride Regional master plan, including neighborhood commercial? I am trying to schedule some personal plans as well as other meetings for my board. Please let me know your thoughts.

Thank you,

Pam

Pamela Hall  
Lawson Hill Property Owners Co.  
P.O. Box 3927  
Telluride, CO 81435  
[970-728-5893](tel:970-728-5893)

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Mike Rozycki  
Planning Director

Agenda  
Work Session  
Planning Staff & LHPOC and Owner's of Industrial Zoned Properties  
Tuesday July 14, 2015 9:30 am  
Board of Supervisors Meeting Room

Discussion of LHPOC's Request to Amend the TRAMP to identify Neighborhood Commercial Uses as Allowed Uses on the Industrial zoned Lots in Upper Lawson Hill.

Discussion of comments and issues raised at the CPC's March 11<sup>th</sup> Work Session together with comments from Mike Rozycki to Pam Hall in a May 21, 2015 email.

Discussion of how the LHPOC's request affects or impacts the CPC Master Plan Amendment for a "mixed use" development for the HUB Lots per CPC Resolution 2009-1.

Discussion of 2015 Lawson Hill Hub Lots Plan Study (Concept Plan) prepared by One Architects Inc. for Big Dog & Gordon Enterprises to include a reconfiguration of the County Intercept Lot.

Discussion concerning land use options and scenarios for the "Live-Work" Lots that are zoned I and have not developed to Date.

Discussion with individual landowners re their planning concepts and proposals for development

Discussion of other issues / questions e.g. residential basement space in the I and AHPUD zones; parking counting or not counting toward the maximum non-residential Floor Area, allowing secondary residential units in conjunction with a primary residence, allowing development with less than the allowed number of AH units etc.



Mike Rozycki &lt;miker@sanmiguelcountyco.gov&gt;

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**Meeting RE TRMAP Master Plan Update**

1 message

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**Mike Rozycki** <miker@sanmiguelcountyco.gov>

Tue, Jun 30, 2015 at 1:53 PM

To: Pamela Hall <lawsonhill@gmail.com>, Bill de Alva <billdealva@gmail.com>, Dan Dockray <dandockray@hotmail.com>, Ginny Gordon <ggordonpix@gmail.com>, Bill Gordon <gordon@telluridecolorado.net>, Kathy Green <bonezone@rmi.net>, Amy Levek <amylevek@yahoo.com>, Jeff Proteau <jproteau@tellurideskiresort.com>, Henson Jones <hensonjones@gmail.com>, Jim Lucarelli <jim@tellurideaffiliates.com>, Tom Kennedy <Tom@tklaw.net>, Peter Jamar <peterjamar@mac.com>

All,

I'm writing to invite you to a meeting that is scheduled for Tuesday, July 14, 2015 at 9:30 am in the BOCC meeting rm. on the 2nd Floor of the Miramonte Building, 333 W. Colorado Ave.

The purpose of the meeting is to discuss the LHPOC's request to Amend the Telluride Region Area Master Plan to identify "Neighborhood Commercial Uses" as Allowed Uses on Industrial zoned lots in Upper Lawson Hill and also to discuss potential changes in the allowed uses for the remaining un-built "Live-Work" Units within the Lawson Hill PUD. As part of this meeting we may also discuss any of the other related land use issues or issues concerning the interpretation of the existing Lawson Hill Land Use Matrix.

I have not yet developed a formal agenda for this meeting but I have attached email correspondence between Pam Hall, LHPOC and myself together with a copy of the minutes from a March 11, 2015 Work Session held by the county Planning Commission which included discussions re the LHPOC request to amend the Master Plan to add Neighborhood Commercial Uses and the CPC also discussed the potential opportunity for providing additional Affordable / Employee Housing on undeveloped properties within the LH PUD. I have also included a copy of a December 16, 2013 letter addressed to me from the LHPOC outlining the nature of their request re adding NC uses to the mix at Lawson Hill.

I would appreciate hearing from you if you are able to and plan on attending.

I'm anticipating scheduling these matters for further discussion and consideration by the Planning Commission at their meeting to be held on August 12, 2015.

--

Mike Rozycki  
Planning Director  
Phone: 970.728.3083  
[miker@sanmiguelcountyco.gov](mailto:miker@sanmiguelcountyco.gov)

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 **LH INFO.pdf**  
1448K



ORIGINAL

FIRST AMENDMENT TO  
PRELIMINARY DEVELOPMENT PLAN APPROVAL  
FOR  
THE LAWSON HILL PLANNED UNIT DEVELOPMENT

1. Recitals:

1.1. On May 2, 1991, by Resolution #1991-22 (the "Resolution"), the Board of Commissioners of San Miguel County, Colorado (the "Board"), approved the Preliminary Development Plan Approval for the Lawson Hill Planned Unit Development (the "PUD Agreement").

1.2. The Resolution provided that the PUD Agreement "shall be modified in insubstantial ways in order to address changes... requested by the Town Council of the Tpw of Telluride...."

1.3. The amendments to the PUD Agreement set forth herein are the insubstantial amendments contemplated by the Resolution.

2. Amendments:

2.1. The PUD Agreement is hereby amended as set forth in this section 2.

2.2. Section 1.2 of the PUD Agreement shall read in its entirety as follows:

"1.2. In making such application it was the intent and purpose of Telecam, and it is the intent and purpose of Telecam, to develop the Lawson Hill PUD so as to provide:

up to 252 dwelling units of deed restricted affordable housing;

48,000 square feet of low intensity industrial floor area associated with deed restricted affordable housing in so called "live-work" units;

303,000 square feet of low intensity industrial floor area to provide utility, light industrial and support service uses not otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses found within the Town of Telluride;

30,000 square feet of public, governmental, civic, educational and humanitarian health care uses;

a location for a lodge containing accomodations for approximately 40 guests to provide recreational

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX (Amended September 9, 2010)

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA	MAX ACC FL/UNIT <sup>2</sup>	MAX NON RES	FRONT	SETBACKS <sup>3</sup> REAR	SIDE	HGT <sup>1</sup> PRIM	HGT <sup>2</sup> ACC	REQ'D PKG
INDUSTRIAL/LIVE WORKLOTS														
A-1														
Hub-1	0.835	I	Notes 12 & 29					6,893	See Final Plat			22-28'		14
Hub-2AF	1.213	I	Notes 12 & 29/OS					13,776				22-28'		30
Hub-2B	1.029	I	Notes 12 & 29					12,656						27
Hub-2C	1.729	I	Intercept Pkg.					0				22-28'		175'
Hub-2D	1.011	I	Notes 12 & 29					15,344				22-28'		33
Hub-2E	1.389	I	Notes 12 & 29					14,000				A-2 0'		30
A-2	2.0900	I	Notes 14					32,000	5	0		8, N 0'		46
B-1	0.1800	I	Notes 15					3,547	5	8		5		6
B-2	0.6700	I	Notes 15					14,090	5	8		5		24
B-3	0.8660	I	Notes 15					10,359	5	8		5		18
B-4	0.2510	I	Notes 15					1,994	5	8		5		4
C	1.3000	I	Notes 16	12	36	Total res. & non res.:		21,000	5	8		5		32
D	0.7110	I	Notes 16	4	12	Total res. & non res.:		6,400	5	5		5		11
E	0.4690	I	Notes 16	6	18	Total res. & non res.:		9,600	5	5		5		16
F-1	0.7400	I	Notes 17					15,633	5	5		5		35
F-2	0.4600	I	Notes 16 & 18	2	6	Total res. & non res.:		7,500	5	5		5		19
G	0.9110	I	Notes 18					16,560	5	5		5		34
H1	1.8800	PUB	Notes 20					30,000	5	5		5		75
J-1	0.5150	I	Notes 21					6,000	5	5		5		24
J-2	0.3450	I	Notes 21					4,000	5	5		5		24
														2 on J2, 6 on 501W, 501W.

LAWSON HILL PUD DEVELOPMENT PLANNING AND USE MATRIX (Amended February 11, 2014)

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES. FL AREA	MAX ACC FT/UNIT?	MAX NON RES.	FRONT	SETBACKS REAR	SIDE	HGT. PRMV	HGT. ACC	REQ'D PKG
<b>INDUSTRIAL/LIVE WORK LOTS</b>														
L	2.0900	AH/PUD/A	Note 16	29	87	Total res. & non res.		46,400	5	5	5	35		81
M	0.1040	AH	Parking, Bus Stop						5	5	5	25		28
N	0.2400	AH PUD	Note 22					5,000	5	5	5	35		40
O	1.4330	I	Note 16						5	5	5			See Parking Agree- ment
IRCLLC				4	12	Total res. & non res.		7,780						
Ridgeview				1	3	Total res. & non res.		5,452						
Rio Vista 1				6	13	Total res.		5,555						
Rio Vista 2				10	22	Total res. & non res.		13,046						
TOTAL	22.751			73	206	0	0	322,169						

**RESOLUTION OF THE PLANNING COMMISSION  
OF SAN MIGUEL COUNTY, COLORADO,  
ADOPTING AN AMENDMENT TO  
THE TELLURIDE REGIONAL AREA SECTION OF THE SAN MIGUEL  
COUNTY COMPREHENSIVE DEVELOPMENT PLAN REGARDING THE  
"HUB LOTS" LAWSON HILL PUD**

**Resolution 2009-1**

**WHEREAS**, John Young, managing partner for Western Housing Solutions, on behalf of the owner's of the "Hub Lots" (2AF, 2B, 2C and 2E) within the Lawson Hill Planned Unit Development (PUD) has submitted an application to the San Miguel County Planning office requesting an amendment to the Telluride Region Area Master Plan. The owner's of these lots include Gordon Enterprises LTD., the Hub LLC (Ellison & Gearty) and San Miguel County, which owns the Intercept Parking lot. The request is to change the designation on the Future Land Use Map for the Telluride Region for the "Hub Lots" from Light Industrial to Neighborhood Commercial and Affordable Housing (R-1 housing);

**WHEREAS**, this proposed amendment also includes new language for inclusion in Section III. Future Land Use Element L. Lawson Hill PUD, Hub Lots (2AF, 2B, 2C and 2E) as set forth in the application. The applicant is also requesting that the Planning Commission, as a part of this Master Plan acknowledge that the following new uses and services including a neighborhood market, liquor store, banking, dining, bakery, coffee, florist, hardware, package delivery/office supplies, dry cleaners, drug store, auto parts, barber, a fitness center, and affordable housing may all be appropriate uses on the "Hub Lots" for consideration through the appropriate rezoning and PUD review procedure(s);

**WHEREAS**, the "Hub Lots" comprise approximately five (5) acres of land, subdivided into four (4) lots, located south of the Conoco Gas Station, north of Alpine Lumber and Viking Rental, and west of SH 145. Access to these lots is from Society Drive, which forms the west boundary of the subject property;

**WHEREAS**, amendments to the County's Comprehensive Development Plan or "Master Plan" are subject to a One-Step Review, pursuant to LUC Section 3-5; such amendments require a Public Hearing before the Planning Commission. LUC Section 4-701 F. states that the standards for County Master Plan Amendments are contained in C.R.S. Section 30-28-106 et seq. This statute states in part that a Master Plan of a County shall show the County Planning Commission's recommendations for the development of the territory covered by the plan. The Master Plan of a County shall be an advisory document to guide land use decisions. The Planning Commission's decisions regarding an amendment to the Master Plan are advisory only and are legislative in nature;

**WHEREAS**, the 1992 Future Land Use Map designates Lawson Hill as Utility/Light Industrial, Public Institutional, Open Space and Low Density Residential Cluster. This Map does not specify Neighborhood Commercial Uses or Affordable Housing as a Future Land Use in this area;

**WHEREAS**, the intent and purpose of the Lawson Hill PUD, as preliminarily approved by the BOCC in 1991, was to provide affordable housing and light industrial uses that would not otherwise occur in the Town of Telluride. The current zoning of Lawson Hill is Affordable Housing PUD (AH-PUD), Low Intensity Industrial (I), Public (P), and Open Space (OS);

**WHEREAS**, the current zoning for Lawson Hill designates Hub Lots 2AF, 2B and 2E as Low Intensity Industrial (I) and Hub Lot 2C, which is owned by the County is designated for Intercept Parking. The subject Lots are assigned the following non-residential square footage and parking requirements:

Lot	Zoning	Residential Units	Non-Residential Sq. Ft.	Required Parking
Hub 2AF	I	0	14,000	30
Hub 2B	I	0	12,656	27
Hub 2E	I	0	14,000	30
Hub 2C	I	0	0	175

**WHEREAS**, the Lawson Hill PUD Land Use Matrix provides for the following allowed uses on Lots Hub 2AF, 2B and 2E:

**WHEREAS**, uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, and the following specified uses including gasoline service station and accessory uses; car wash; commercial laundry; dry cleaner; appliance, electronics and computer sales and repair; commercial catering; unfinished furniture and cabinet manufacturer; bowling alley and the other uses allowed on Lot A-2 and appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.

**WHEREAS**, the "Hub Lots" and all lots in Upper Lawson are currently subject to a Town of Telluride Pre-Annexation, Utility Connection, and Hydropower Lease Agreement for the Lawson Hill Project (5-14-91). Section 21 Land Uses states it is the intent and purpose of the owner to develop the Lawson Hill Project so as to provide low

intensity industrial areas to provide utility, light industrial and support uses not otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses found within the Town of Telluride. Section 21 of this Agreement Land Uses C. states in part that the Town of Telluride shall have no obligation to provide water and/or sewer service to any land within the Lawson Hill Service Area unless the land use and structure is authorized pursuant to the subject agreement;

**WHEREAS**, the Pre-Annexation Agreement has expired and is no longer in effect but the Utility Connection Agreement is still in effect;

**WHEREAS**, over the last 19 months, a planning group consisting of the private landowners owners, and representatives from the Towns of Telluride and Mountain Village, Lawson Hill Property Owners Co. and San Miguel County, reviewed the site to identify and address a variety of issues, conduct public outreach, and develop a conceptual "mixed-use" development plan for the "Hub Lots" to include trip reducing neighborhood commercial uses to serve the existing and future residents in Lawson Hill and surrounding neighborhoods, together with deed-restricted Affordable Housing and an Intercept Parking Lot. This Conceptual Development Plan was presented to the County Planning Commission at a work session held on February 11, 2009. This same plan was also presented at the recently held annual meeting of the Lawson Hill Property Owner's Company for input and comment;

**WHEREAS**, since Lawson Hill was approved through the County PUD process it has matured into a local neighborhood. Lawson Hill has developed into a community of 248 units of housing equaling approximately 600 people. This is up to 10% of the county's population and is larger than Norwood and is approximately the population of Ridgway. Lawson Hill is also home to many small businesses and an independent school. The desire to expand the close at hand goods and services needed by the residents, business owners, employees and students led to the proposed plan;

**WHEREAS**, the applicant presented the following information:

Public Benefits: There will be a new affordable housing site to be owned and developed by an as yet undetermined government (likely the County or the Town(s)). The site will be donated during the rezoning and lot line adjustment approval process. There will also be up to 18 deed-restricted rental units owned and developed by private interests. Additional tax revenues will be generated by increasing the capture rate of needed goods and services, and there will be an obvious increase in property taxes as well. A revenue sharing plan will be discussed with the Town of Telluride during the land use process. Improved circulation to the site and a more efficient intercept lot will be achieved.

Site Utilities: Water and sewer will be provided by the Town of Telluride through existing trunk lines that already serve the area. The conceptual utility plan allows for the development to be paced as separate parcels with expansion as needed.

**Water:** The amount of water dedicated to Lawson Hill was negotiated with the Town of Telluride as part of the original approvals. The applicant does not anticipate the change of uses and the new affordable housing units to exceed the previously allotted water. The projects water needs were reviewed three different ways. The applicant looked at historical metered data, sewage flow, and an EQR analysis, all of which confirmed that Lawson Hill will remain well below the original anticipated water consumption levels.

**Traffic:** An extensive traffic study was conducted by Felsburg, Holt and Ullevig resulting in the following conclusions:

1. The expected increase in traffic will be less than a 7% increase after taking into account the trip reducing nature of the plan. While this is less than a 20% increase needed to trigger an access permit review with CDOT, it will be up to CDOT whether a permit will be required.
2. The improvements in place, acceleration and deceleration lanes, should be adequate to handle the additional traffic at the SH145 and Society Drive intersection.
3. A traffic signal may be required in the future if the areas traffic volume grows at CDOT's projected estimate of 2.3% annual growth rate;

**WHEREAS**, these proposed amendments to the Telluride Region Master Plan have been referred to the Lawson Hill Property Owner's Company, the Towns of Telluride and Mountain Village and the County Attorney. Notice of the May 13, 2009 Public Hearing was published in the Norwood Post and the Telluride Daily Planet;

**WHEREAS**, in an April 26, 2009 letter Lawson Hill Property Owners Company President Bill de Alva states the Board of Directors has reviewed and supports the proposed Master Plan amendment allowing for a "mixed use" development including Neighborhood Commercial, Affordable Housing, and the new "close at hand services" mentioned in the application;

**WHEREAS**, Chris Hawkins, Planning and Building Director for the Town of Telluride has provided a memorandum dated April 30, 2009. In this memo Mr. Hawkins identifies a number of issues that he believes need to be weighed in the proposed County Plan amendment in light of the proffered benefits. These include the Potential Loss of Business Activity and Vitality in the Town, Loss of Land for Light Industrial Uses and the Surplus of Commercially Zoned Land.

The Town Council directed its staff to present this referral to the Town Planning Commission. The Town Planning Commission discussed these proposed amendments to the County's Master Plan at a work session held on May 7, 2009 and provided written comments to the County Planning office in a letter dated May 11, 2009 from Chris Hawkins;

**WHEREAS**, at a May 13, 2009 Public Hearing the San Miguel County Planning Commission considered the proposed amendment, along with relevant evidence and testimony from the public.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of San Miguel County, Colorado unanimously approves of the following amendment to the San Miguel County Comprehensive Development Plan (Master Plan) for the Telluride Regional Area as follows:

**Telluride Regional Area - Section III. Future Land Use Element**

**L. Lawson Hill PUD, Hub Lots 2AF, 2B, 2C and 2E**

The Planning Commission recommends that consideration be given to allowing a "mixed use" development on the Hub Lots to include trip reducing neighborhood commercial uses to serve the existing and future residents at Lawson Hill and surrounding neighborhoods, together with deed-restricted affordable housing and an Intercept Parking Lot.

It is contemplated that the owners may in the future apply to rezone the property from the Low Intensity (I) Zone District to Light Industrial, Deed Restricted Affordable Housing and limited Neighborhood Commercial. The AHPUD Zone District Allows deed-restricted single-family dwellings, duplexes, and multi-family dwellings, as well as Neighborhood Commercial Uses that offer goods and services needed by residents of the PUD on a daily or frequent basis, including but not limited to a convenience store, drug store, liquor store, self service laundry, and postal service substations pursuant to a PUD Procedure, as provided for in Land Use Code Section 5-305 E.

It is also acknowledged that the following new "close-at-hand" services including a neighborhood market, liquor store, banking, dining, bakery, coffee, florist, hardware, package delivery/office supplies, dry cleaners, drug store, auto parts, barber, and a fitness center may all be appropriate neighborhood commercial uses on the Hub Lots for consideration through rezoning and a PUD review procedure.

A Conceptual Development Plan is to be provided for the "Hub Lots" in their entirety prior to considering rezoning of the property and going through the PUD process to allow any of these identified Neighborhood Commercial uses or deed-restricted affordable housing.

The size and scale of the neighborhood uses should be limited to preclude the development of large "big box" retail stores and to balance the needs of Lawson Hill residents and minimize potential adverse impacts to businesses in the Town of Telluride.

The appropriateness of the allowed Neighborhood Commercial uses on the Hub Lots and/or the density of Affordable Housing will be evaluated based on environmental and scenic quality factors; the adequacy of the transportation systems and facilities (this includes the adequacy of the SH 145/Society Turn intersection), the adequacy of the proposed parking, compatibility with surrounding land uses, and consistency with applicable County Land Use Policies and the adopted PUD Standards.



**BE IT FINALLY RESOLVED** that the FUTURE LAND USE MAP for the Telluride Regional Area will be amended to indicate that the "Hub Lots" associated with this amendment will be identified as Light Industrial, Deed Restricted Affordable Housing, and limited Neighborhood Commercial.

**DONE and APPROVED** by the Planning Commission of San Miguel County, Colorado on May 27, 2009.

**SAN MIGUEL COUNTY PLANNING COMMISSION**

By: Kris Holstrom  
Kris Holstrom, Chair

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent	
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent	<u>Recues</u>
Joe Reagan	<u>Aye</u>	Nay	Abstain	Absent	
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent	
Joel Coniglio	<u>Aye</u>	Nay	Abstain	Absent	
Brian Ahern	<u>Aye</u>	Nay	Abstain	Absent	

ATTEST:

By: Amy C. Boose  
Planning Technician

[text/mp/lh.hub.lots.tr.amend.reso]



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**ILLIUM VALLEY AMENDMENT  
FUTURE LAND USE PLAN  
2004**

**LAWSON HILL PUD, HUB LOTS 2AF, B, C & E  
FUTURE LAND USE PLAN  
2009**

# Future Land Use Amendments - Hub Lots, Lawson Hill - Adopted 5/13/09

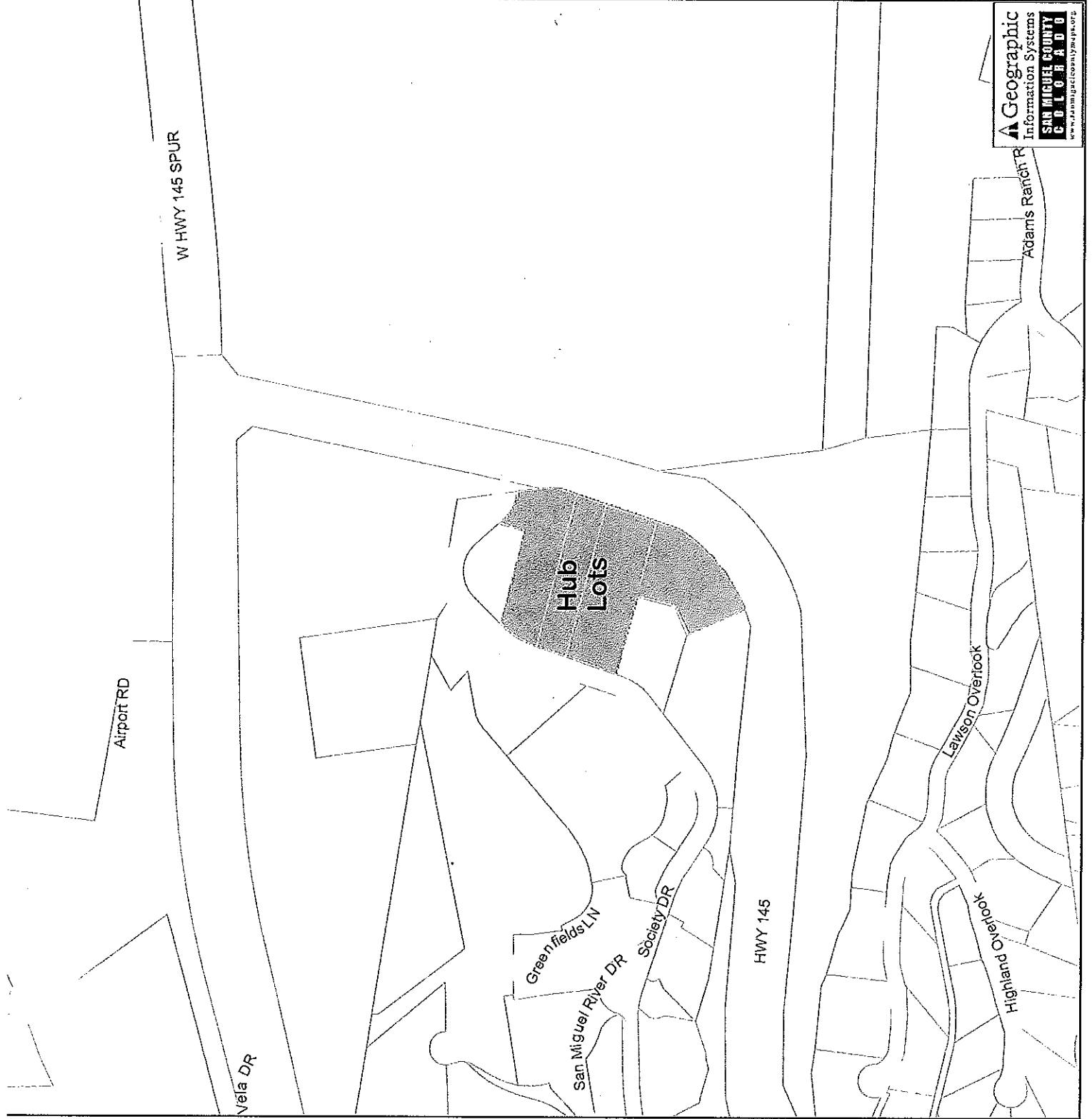


## Legend

- Light Industrial,
- Deed Restricted Housing,
- Limited Neighborhood
- Commercial



GIS\GIS\PROJECTS\PLANNING\1  
FUTURE LAND USE\PROJECTS\1  
20090513\_FUTURELU\_AMEND\_HUB\_L



A Geographic  
Information Systems  
SRS MICHEL COUNTY  
C O L O R A D O  
www.srsgeographic.com

# Likely Uses and Users

- Typical users would be Lawson Hill residents, business owners, employees, intercept parkers, guests, students, teachers, and parents, (not tourists).
- Uses will provide close-at-hand goods and basic services accessible and convenient to those users in a trip reducing manner
- New services would include; neighborhood market, liquor store, banking, dining/ bakery/ coffee, florist, hardware, package delivery/ office supplies ,dry cleaners, drug store, auto parts, barber, fitness center
- Light Industrial and Professional office space, (currently allowed) would remain as an important components
- Size restrictions would be addressed in the Land Use process
- No increase in square footage except for the Affordable Housing
- No “big box” commercial would be allowed

### LAWSON HILL PUD - Society Turn (Upper Lawson) & Ilium Valley

At present, Lawson Hill is the most developed of any of the unincorporated sub-areas in the Telluride Region with an estimated population of 535 residents and 80% of the subdivided residential lots have been developed with residential dwelling units (based upon 2.3 persons per built unit).

The 1992 Future Land Use Map designates Lawson Hill as Utility/Light Industrial, Public Institutional, Open Space and Low Density Residential Cluster but did not identify this area for R-1 Housing (affordable housing).

The intent and purpose of the Lawson Hill PUD as preliminary approved by the Board of County Commissioners in 1991 was to provide affordable housing and light industrial uses that would not otherwise occur in the Town of Telluride. The current zoning of Lawson Hill is Affordable Housing PUD (AH-PUD), Low Intensity Industrial, Public and Open Space. If developed in accordance with the approved Planned Unit Development, at build out there would be 291 deed-restricted dwelling units and approximately 600,000 sq.ft. of light industrial uses.

The CPAC report discussed two (2) potential land use changes within Lawson Hill. The first is the possible conversion (not increase) of existing industrial zoning at the upper site to neighborhood commercial uses offering goods and services needed by Lawson Hill residents on a daily basis. The second is the increase in affordable housing zoning by allowing a conversion of low intensity industrial and/or "work" square footage in "live-work" units to deed-restricted dwelling units.

LAWSON HILL PUD/SOCIETY TURN & ILIUM VALLEY 2002				
	Society Turn		Ilium Valley	
Unit Type	# Unbuilt Units	# Built Units	# Unbuilt Units	# Built Units
SF/Duplex	16	119	13	28
Live Work	49*	24	10	9
Total	65	143	23	37
* Lot L (29 units) is not yet Final Platted				

INDUSTRIAL SQUARE FOOTAGE			
Location	Zoned	Built	Unbuilt
Society Turn	322,000	114,000	208,000
Ilium Valley	315,000	20,500**	294,500
		** includes County jail	
Total	637,000	134,500	502,500

Of the total 291 Lawson Hill units, 22 units are zoned for use as a Lodge development. The rest of the units are listed above. The Industrial square footage includes Live-work, Public and Neighborhood Commercial uses.

The Planning Commission as part of this Master Plan update recommends that consideration should be given to allowing a conversion of some of the Low Intensity Industrial square footage on Lot A-1 to allow trip reducing neighborhood commercial services to serve the existing and future residents at Lawson Hill. The Commission also recommends the removal of inappropriate Neighborhood Commercial uses from Lot N. If such a conversion is considered through rezoning the property and/or approving a substantial amendment to the approved Lawson Hill Planned Unit Development, the following guidelines or standards should be considered.

A master development plan should be provided for Lot A-1 in its entirety.

The allowed uses should be limited to "Neighborhood Commercial" uses that offer goods and services desired by residents of the PUD on a daily or frequent basis. These uses would include, ~~but not necessarily be limited to~~, a convenience store, drug store, self-service laundry and postal service substation or similar uses. Other uses to consider are meeting facilities, self-storage, and food service with beer and wine and consideration should be given to a grocery store, bookstore, and barber/beauty shop.

The size and scale of the neighborhood uses should be limited to preclude the development of large "big box" retail stores and to balance the needs of Lawson Hill residents and minimize potential adverse impacts to businesses in the Town of Telluride. The following use size limitations are recommended as guidelines for considering allowing future neighborhood commercial uses on Lot A-1, within the Lawson Hill PUD. Consideration should also be given to establishing standards for percentage of lot coverage or maximum Floor Area to lot size ratio. Off-street parking shall be provided for each principal use as required in Section 5-702 or as deemed necessary to provide adequate parking for all uses and activities.

Use Size Limitation Guidelines	
Use	Square Feet
Food Service	2,000*
Grocery, Convenience Store	3,500*
Book Store, Video Store	1,500
Laundry	1,500
Barber/Beauty Shop	500
Drug Store	1,500

\* Consistent with the *Commercial & Accommodations Land Use Study, Draft Report*, Economic & Planning Systems, Inc. December 2002. Prepared for the Town of Telluride

In considering potential development of Lot A-1 it should be noted that a PUD is not automatically entitled to the maximum density allowed in the zone district in which the land is located. Density is established based on an analysis of environmental factors; availability and adequacy of transportation systems and facilities (this would include consideration of the SH 145/Society Turn intersection) compatibility with surrounding land uses, adopted County plans affecting the site and consistency with adopted Land Use Policies. (LUC Section 5-1403F.)



Lot A-1 and all lots in Upper Lawson are currently subject to a Pre-Annexation, Utility Connection and Hydropower Lease Agreement for the Lawson Hill Project (5-14-91). Section 21 of this Agreement Land Uses C. states in part that the Town of Telluride shall have no obligation to provide water and/or sewer service to any land within the Lawson Hill Service Area unless the land use and structure is authorized pursuant to the subject Agreement. This Agreement does not apply to the Ilium Valley portion of the Lawson Hill PUD.

This Master Plan also recommends allowing neighborhood commercial uses on Lot B-1 and B-4. If such a conversion is considered through rezoning the property and/or approving a substantial amendment to the approved Lawson Hill Planned Unit Development it is recommended the change be limited to ground floor of the existing buildings. The same general guidelines stated in the discussion of Lot A-1 would apply and with the understanding that a master development plan would be provided for all four of the B lots to demonstrate that the requested use(s) address parking, traffic congestion, intersection improvements, and internal and external pedestrian access.

The Planning Commission recommends that consideration be given to allowing a conversion of Low Intensity Industrial (I) and Neighborhood Commercial square footage in Ilium assigned to Lot 426 (I) and Lots Q and Q-1 (NC), to affordable housing (deed restricted) residential dwelling units. This recommendation is being made because there is a need for additional affordable housing in the Telluride Region and because the Planning Commission believes that residential development at this location would be more compatible with the existing adjacent residential neighborhood, Two Rivers, than industrial and commercial uses that may be allowed under the current zoning and land use designations.

ILIUM CONVERSION CHART				
CONVERTING INDUSTRIAL/NC SQ. FT. TO RESIDENTIAL				
Current Zoning			With Conversion	
Lot	# Units	Total Sq. Ft.	# 900 Sq. Ft. Units - 1 for 1 Conversion	
426	0	51,700	57	
Q	1	11,600	12	
Q-1	0	10,000	11	
<b>Total</b>	<b>1</b>	<b>73,300</b>	<b>80</b>	

The above lots are undeveloped Industrial and Neighborhood Commercial lots and square footages. The number of units is based on a maximum 900 square foot unit size. Larger units would result in a small number of units but the same overall square footage.

The Planning Commission considered the matter of allowing the conversion of "live-work" square footage and/or "low intensity industrial" square footage in upper Lawson to affordable housing (deed restricted) dwelling units in order to obtain additional affordable housing units in the Telluride Region. The Planning Commission recommends that consideration be given to allowing a conversion of the "industrial" square footage, in the remaining undeveloped "live-work" units to residential square footage.

The conversion of this "industrial" square footage in "live-work" units shall be reduced by 30% unless it can be demonstrated that the traffic and parking impacts associated with the development and increased residential square footage and residential population can be fully mitigated. If such a conversion is considered through rezoning the property and/or approving a substantial amendment to the approved Lawson Hill PUD, an increase in the number of residential units and population density needs be considered.

The Planning Commission does not recommend changing or converting Industrial square footage in upper Lawson that is not associated with "live-work" units to residential square footage.

LAWSON HILL CONVERSION CHART					
CONVERTING "LIVE WORK" INDUSTRIAL SQ. FT. TO RESIDENTIAL					
Current Zoning			With Conversion*		
Lot	# Units	Total Sq. Ft.	# 900 Sq. Ft. Units - 1 for 1 Conversion	# Units 900 Sq. Ft. Units with 30% Reduction	Total Sq. Ft.
C	12	21,000	23	16	14,700
E	6	9,600	10	7	6,720
L	29	46,400	51	36	32,480
<b>Total</b>	<b>47</b>	<b>77,000</b>	<b>84</b>	<b>59</b>	<b>53,900</b>

The above lots are undeveloped live-work lots and square footages. The number of units is based on a maximum 900 square foot unit size. Larger units would result in a small number of units but the same overall square footage. \* This applies if the Conversion cannot be fully mitigated.

The portion of land in Ilium Valley west of the Lawson Hill PUD, and lying between State Highway 145 and County Road 63L (Ilium Valley road) is designated as "Industrial" on the Telluride Region Future Land Use Map (see Figure \_\_\_\_). Prior to any development, the property will require rezoning and specific uses; densities and square footages will be determined through a Planned Unit Development process.

The conversion of this "industrial" square footage in "live-work" units shall be reduced by 30% unless it can be demonstrated that the traffic and parking impacts associated with the development and increased residential square footage and residential population can be fully mitigated. If such a conversion is considered through rezoning the property and/or approving a substantial amendment to the approved Lawson Hill PUD, an increase in the number of residential units and population density needs be considered.

The Planning Commission does not recommend changing or converting Industrial square footage in upper Lawson that is not associated with "live-work" units to residential square footage.

LAWSON HILL CONVERSION CHART CONVERTING "LIVE WORK" INDUSTRIAL SQ. FT. TO RESIDENTIAL					
Current Zoning			With Conversion*		
Lot	# Units	Total Sq. Ft.	# 900 Sq. Ft. Units - 1 for 1 Conversion	# Units 900 Sq. Ft. Units with 30% Reduction	Total Sq. Ft.
C	12	21,000	23	16	14,700
E	6	9,600	10	7	6,720
L	29	46,400	51	36	32,480
<b>Total</b>	<b>47</b>	<b>77,000</b>	<b>84</b>	<b>59</b>	<b>53,900</b>

The above lots are undeveloped live-work lots and square footages. The number of units is based on a maximum 900 square foot unit size. Larger units would result in a small number of units but the same overall square footage. \* This applies if the Conversion cannot be fully mitigated.

The portion of land in Ilium Valley west of the Lawson Hill PUD, and lying between State Highway 145 and County Road 63L (Ilium Valley road) is designated as "Industrial" on the Telluride Region Future Land Use Map (see Figure \_\_\_\_). Prior to any development, the property will require rezoning and specific uses; densities and square footages will be determined through a Planned Unit Development process.

## LAWSON HILL PUD

INDUSTRIAL LOTS				
LOT	ACRE S	SQ. FT.		DEVELOPED
Hub-1	0.835	6,893		Yes
Hub-2AF	1.213	13,776		No
Hub-2B	1.029	12,656		No
Hub-2C	1.729	0		
Hub-2D	1.011	15,344		Yes
Hub-2E	1.389	14,000		No
A-2	2.0900	32,000		Yes
B-1	0.1800	3,547		Yes
B-2	0.6700	14,090		Yes
B-3	0.8600	10,369		Yes
B-4	0.2510	1,994		Yes
F-1	0.7400	15,635		Yes
G	0.9110	16,560		No
J-1	0.4390	3,200		Yes
J-2	0.4710	6,800		Yes
TOTAL		166,864		

LIVE WORK LOTS				
LOT	ACRE S	SQ. FT.	UNITS	DEVELOPED
C	1.3000	21,000	12	No
D	0.7110	6,400	4	Yes
E	0.4690	9,600	6	No
F-2	0.4600	7,300	2	No
L	2.0900	46,400	29	No
O	1.4330			
LRC,LLC		7,780	4	Yes
Ridgeview		5,452	1	Yes
Rio Vista 1		5,335	6	Yes
Rio Vista 2		13,046	10	Yes
TOTAL		122,313	74	

PUBLIC				
HI	1.8800	30,000		No

NEIGHBORHOOD COMMERCIAL				
N	0.2400	5,000		Yes

## San Miguel County, CO - webMap: Property Detail Report

Account #: R1030040017  
Parcel #: 456533217032

Acct Type: Commercial  
Tax Area: 103

### Owner Name and Address

HUB 2D LLC A COLORADO LLC

VIKING

138 SOCIETY DRIVE  
TELLURIDE, CO, 81435

### Property Location

Street #	Dir	Name	Type
138		SOCIETY	DR
Unit		Location City	
2D		TELLURIDE	

### Property Description

Subdivision: HUB BUSINESS  
Lot: HUB2D  
Block:  
Filing: 1  
Tract:  
Legal Desc:

### Property Characteristics

Net Acres 1.011  
Net Square Feet 44039.16  
# of Bldgs: 1

LOT HUB 2D LAWSON HILL PUD SUBDIVISION EXEMPTION FOR A SINGLE LOT SPLIT AND INSUBSTANTIAL AMENDMENT FOR LOT A1 LAWSON HILL PUD HUB BUSINESS CENTER UNIT 1 AND 2 LOCATED WITHIN SEC 32 T43N R9W NMPM SMC CO ACC TO PLAT REC MAY 13 2004 AT BK 1 PG 3273 AND 3274 AND RESOLUTION AT 366149 AND LENDER CONSENT AT 366150 AND DEC OF ACCESS AND UTILITY EASEMENTS AT 366153 AND 366154 AND DEC OF COVENANTS AND USE RESTRICTIONS AT 366155 AND RES FOR INTERCEPT PARKING AT 366162 CONT 1.011AC LAWSON HILL IS A COMMON INT COMMUNITY IN WHICH EVERY OWNER HAS AN EQUAL INT IN THE COMMON ELEMENTS

### Zoning

Zoning Authority SAN MIGUEL COUNTY  
Zone District INDUSTRIAL  
Parcel Details <NULL>  
Zoning Notes <NULL>  
Use  
Resolution <NULL>  
Planned Unit Development  
File Name <NULL>

13881 7  
1 Built



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**ZONING INFORMATION:** Zoning boundaries do not always follow parcel boundaries. Be aware that multiple regulations may apply to a single parcel.

## San Miguel County, CO - webMap: Property Detail Report

Account #: R1030092500  
Parcel #: 456533217008

Acct Type: Commercial  
Tax Area: 103

### Owner Name and Address

ALPINE LUMBER COMPANY

10170 CHURCH RANCH WAY UNIT 350  
WESTMINSTER, CO, 80021

### Property Location

Street #	Dir	Name	Type
140		SOCIETY	DR
Unit		Location City	
		TELLURIDE	

### Property Description

Subdivision: LAWSON HILL  
Lot: A2  
Block:  
Filing: 1  
Tract:  
Legal Desc:

### Property Characteristics

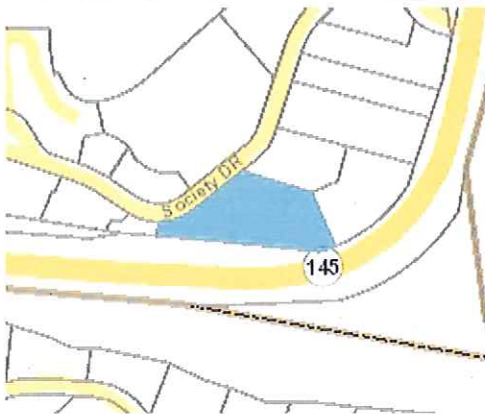
Net Acres: 2.09  
Net Square Feet: 91040.4  
# of Bldgs: 2

LOT A2 LAWSON HILL PHASE 2 CONT 2.09 AC SEC 32 T43 R9 PLAT BK 1 PG 1282 THRU 86 5 18 92 DECS BK 490 PG 925 THRU 998  
ALPINE LUMBER SITE LAWSON HILL IS A COMMON INT COMMUNITY IN WHICH EVERY OWNER HAS AN EQUAL INT IN THE  
COMMON ELEMENTS

### Zoning

Zoning Authority: SAN MIGUEL COUNTY  
Zone District: INDUSTRIAL  
Parcel Details: <NULL>  
Zoning Notes: <NULL>  
Use:  
Resolution: <NULL>  
Planned Unit Development:  
File Name: <NULL>

29,621<sup>sq</sup> Built



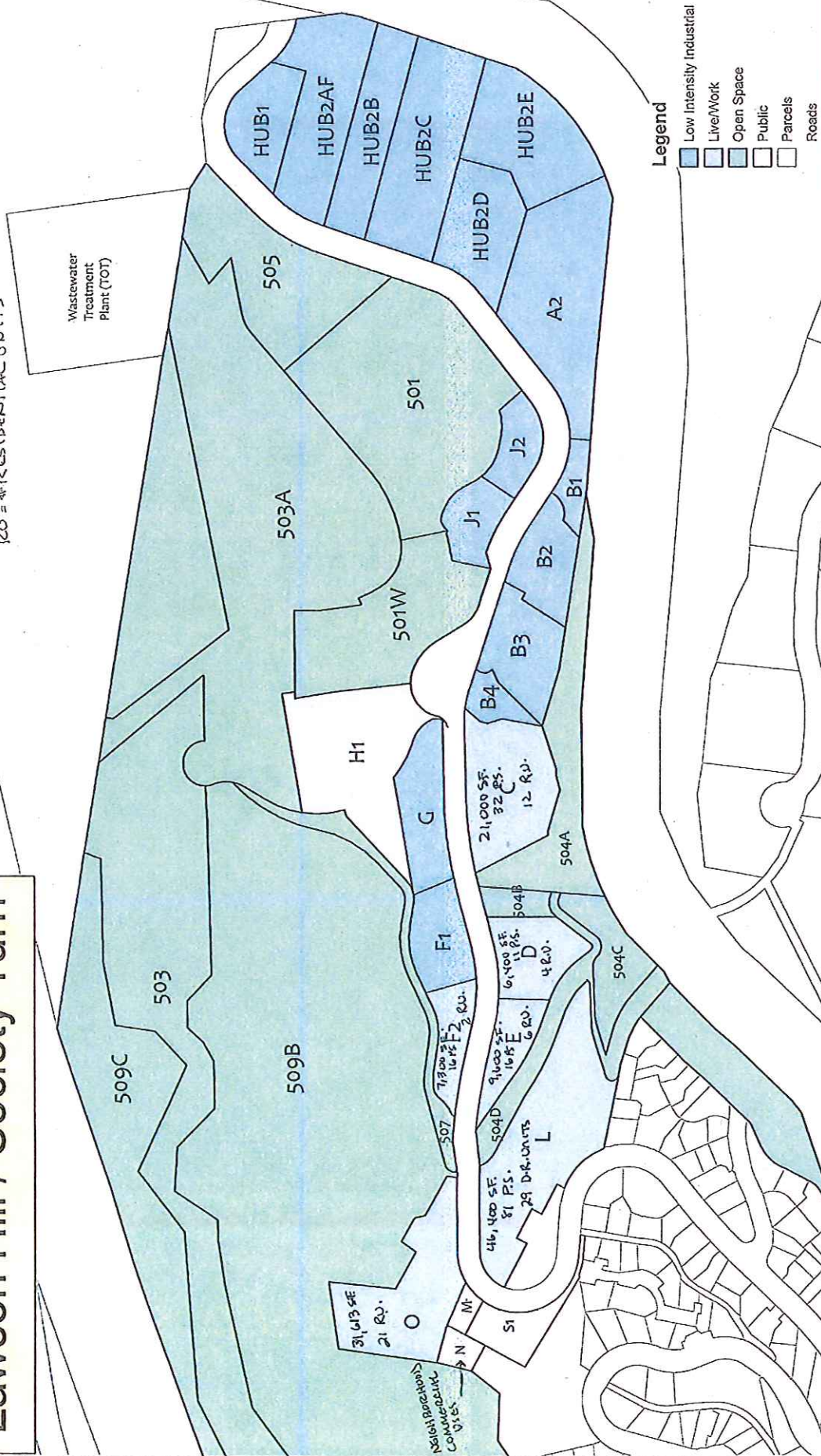
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**ZONING INFORMATION:** Zoning boundaries do not always follow parcel boundaries. Be aware that multiple regulations may apply to a single parcel.



# Lawson Hill / Society Turn

SF = 2062 SQ. FT.  
PS = # PARKING SPACES  
RU = # RESIDENTIAL UNITS



**A Geographic Information Systems**  
**San Miguel County GIS Department**  
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 PO Box 10000, Silver Lake, CO 81769  
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# Lawson Hill / Society Turn

